

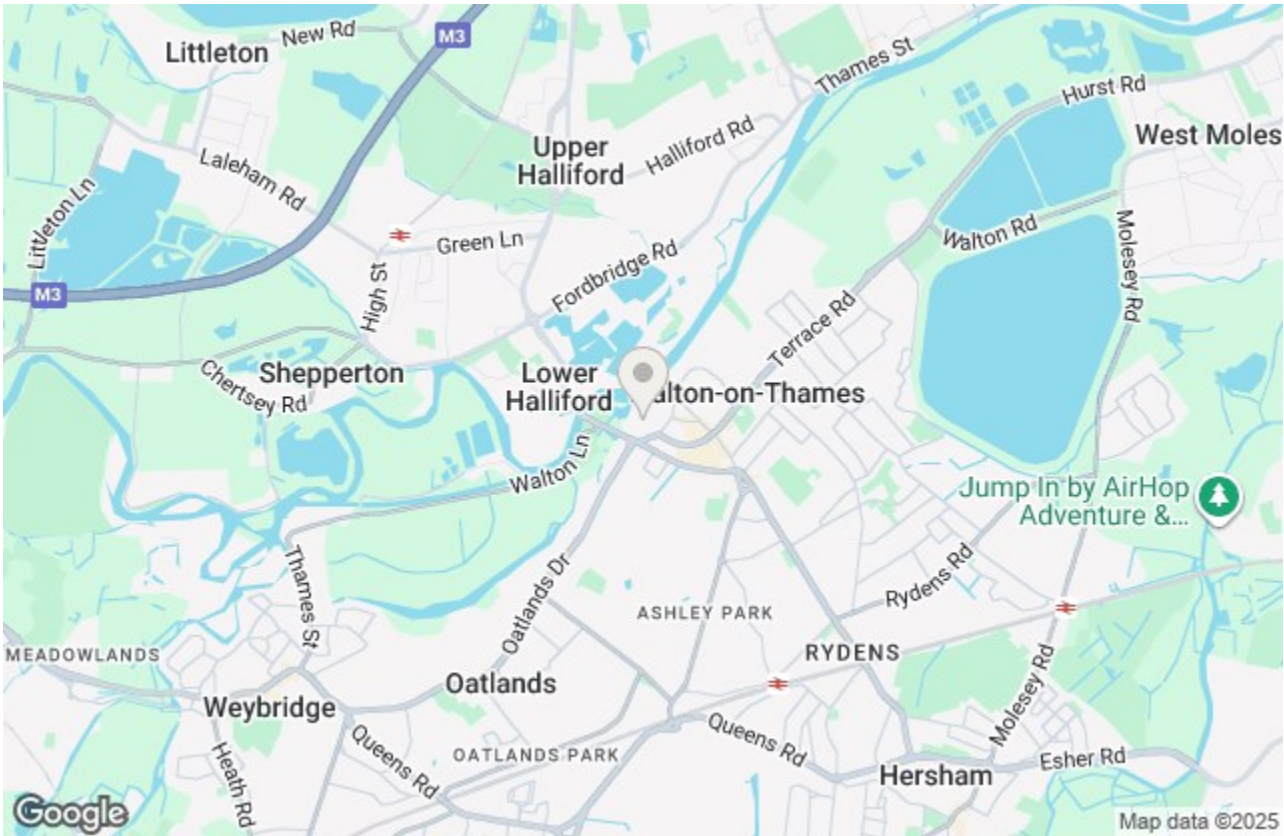


42, Mount Felix, Walton on Thames, Surrey, KT12 2PJ

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



Per Calendar Month £1,350 Per Calendar Month

COMMUNAL GARDEN BACKING ONTO RIVER THAMES. Harmes Turner Brown are delighted to offer this beautifully presented top floor apartment quietly positioned within this popular private development close to the River Thames and Walton town centre. The accommodation is well presented throughout and briefly comprises entrance hallway, generous size lounge/dining room with views over the communal grounds and a glimpse of the river, modern kitchen with a great range of cupboards, fitted oven and induction hob. The bedroom is a good size double with built-in wardrobes and the family bathroom has a modern three piece suite with shower over bath. Externally the communal grounds are well maintained, being laid to lawn and there are residents parking bays provided. Available beginning of February - UNFURNISHED.



**Mount Felix, Walton on Thames, Surrey, KT12 2PJ**



- RIVERSIDE LOCATION
  - ALLOCATED PARKING
  - EPC RATING D
  - CLOSE TO TOWN CENTRE
  - NEWLY CARPETTED
- QUIET ROAD
  - COUNCIL TAX BAND C
  - COMMUNAL GARDEN
  - SPACIOUS ROOMS

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract