

15, Ashley Road, Walton-On-Thames, Surrey, KT12 1JF

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	

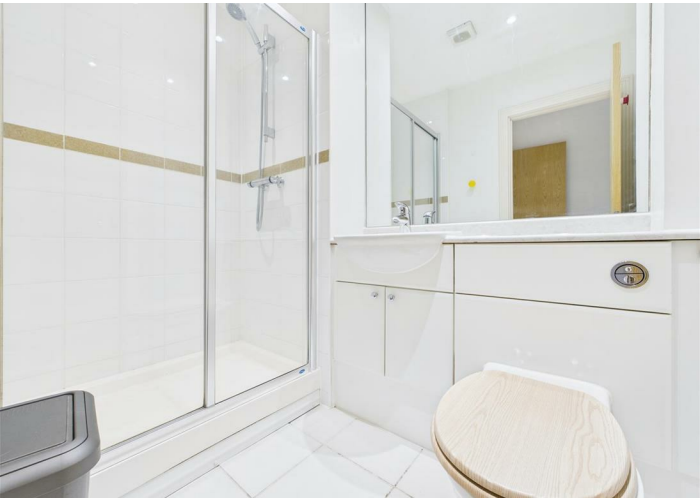


£420,000 Leasehold

We are delighted to offer this luxurious top floor two double bedroom apartment, situated in a private gated development near the sought after Ashley Park estate. The property is conveniently placed within walking distance to both the mainline railway station and the town centre. This superb apartment has high specification fixtures and fittings with a great size lounge/dining room with private balcony, large master bedroom, benefitting from an en suite, generous second bedroom, modern fully equipped kitchen, family bathroom and storage cupboard. The property also benefits from residents parking. Council tax E, EPC C



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- COUNCIL TAX E
- TOWN CENTRE
- GATED PARKING
- GREAT SIZE LOUNGE/DINING ROOM
- PRIVATE BALCONY
- EPC C
- CLOSE TO WALTON STAION
- TWO BEDROOMS
- EN SUITE TO MASTER

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