



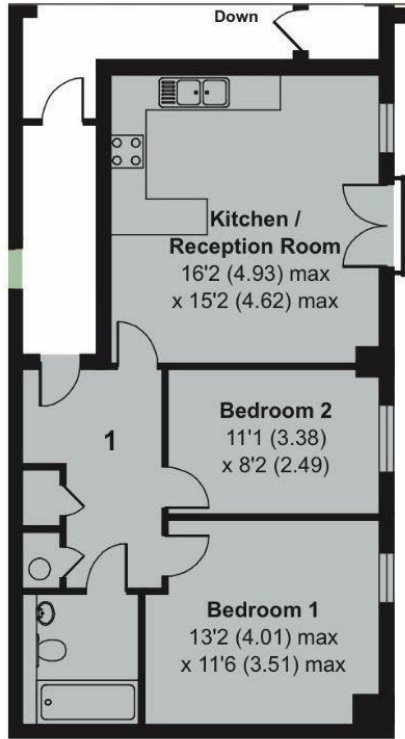
## Lyon Court, Lyon Road Walton-On-Thames, KT12 3PU

Asking Price £325,000 Leasehold

- 1ST FLOOR APARTMENT
- KITCHEN/LOUNGE
- OFF-STREET PARKING

- 2 DOUBLE BEDROOMS
- BUILT IN 2015
- SECURE BIKE STORE

- 1 BATHROOM
- LIFT ACCESS
- NO ONWARD CHAIN

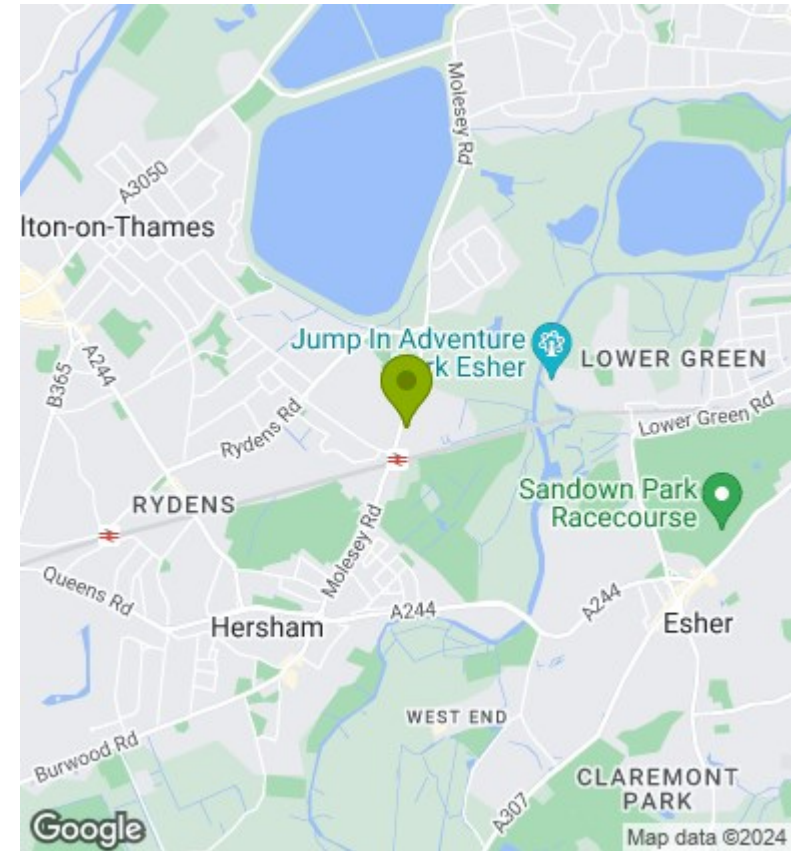


## Description

Rawlinson and Webber are pleased to introduce to the market this modern 2 double-bedroom, 1st floor apartment located in Lyon Court. Situated on the corner of Lyon Road and Molesey Road, Lyon Court is less than 250 yards from Hersham Train Station with a regular service to London Waterloo in less than 35 minutes.

Built in 2015, this apartment presents well and benefits from a modern design. Featuring an entrance hallway with cupboard space, an open plan kitchen and lounge benefiting from a Italian style kitchen with built-in appliances such as single fan assisted oven, electric hob, fridge/freezer, integrated dishwasher and washer/dryer. The kitchen and lounge also benefit from a double-door Juliette balcony providing ample light into the room.

The accommodation offers 2 double bedrooms and a modern partly Porcelanosa tiled bathroom. The property also boasts a large communal entrance hall with passenger lift to all floors, secure bike store and one secure allocated parking space.



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

## Council Tax Band

C

## EPC Rating:

C