

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

45, Cambridge Road, Walton-On-Thames, KT12 2DP



£240,000 Leasehold - Share of Freehold

Share of Freehold - Low Service Charges

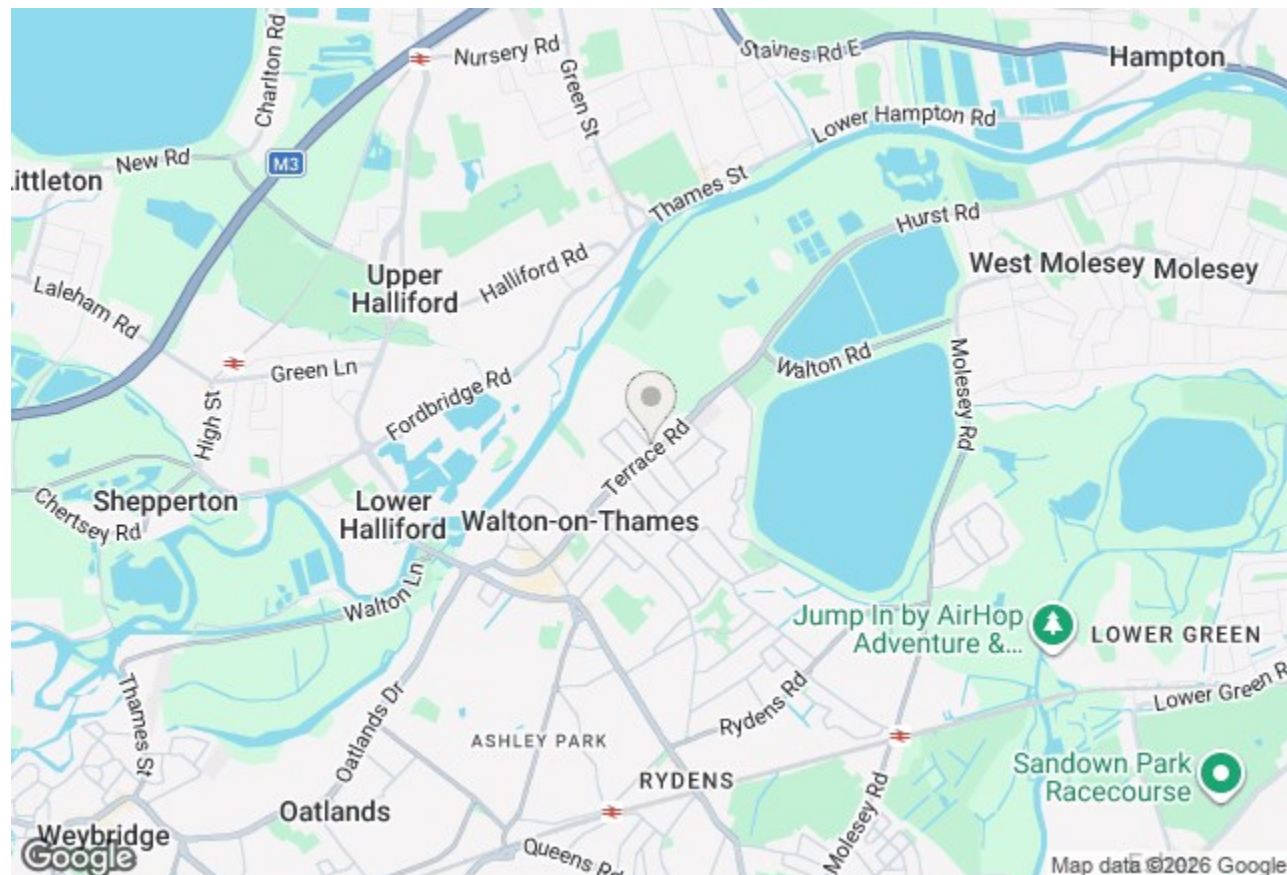
Harmes Turner Brown are delighted to offer this beautifully presented one-bedroom top floor apartment, ideally positioned within a short stroll of the River Thames and local amenities.

Offering bright, contemporary accommodation throughout, the property features a superb open-plan living space, seamlessly combining the lounge, dining area and modern fitted kitchen. The kitchen is well-equipped with ample storage, integrated appliances and a stylish breakfast bar, creating the perfect space for both everyday living and entertaining.

The generous double bedroom provides plenty of room for furniture and benefits from excellent eaves storage, while the modern shower room has been finished to a high standard with a contemporary suite.

Externally, the property enjoys the rare advantage of private parking with a covered car port, together with additional storage space.

Offered with a share of the freehold, this is an excellent opportunity for first-time buyers, downsizers or investors seeking a stylish home in a highly convenient location close to the river, local shops, cafés and transport links.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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45A High Street
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Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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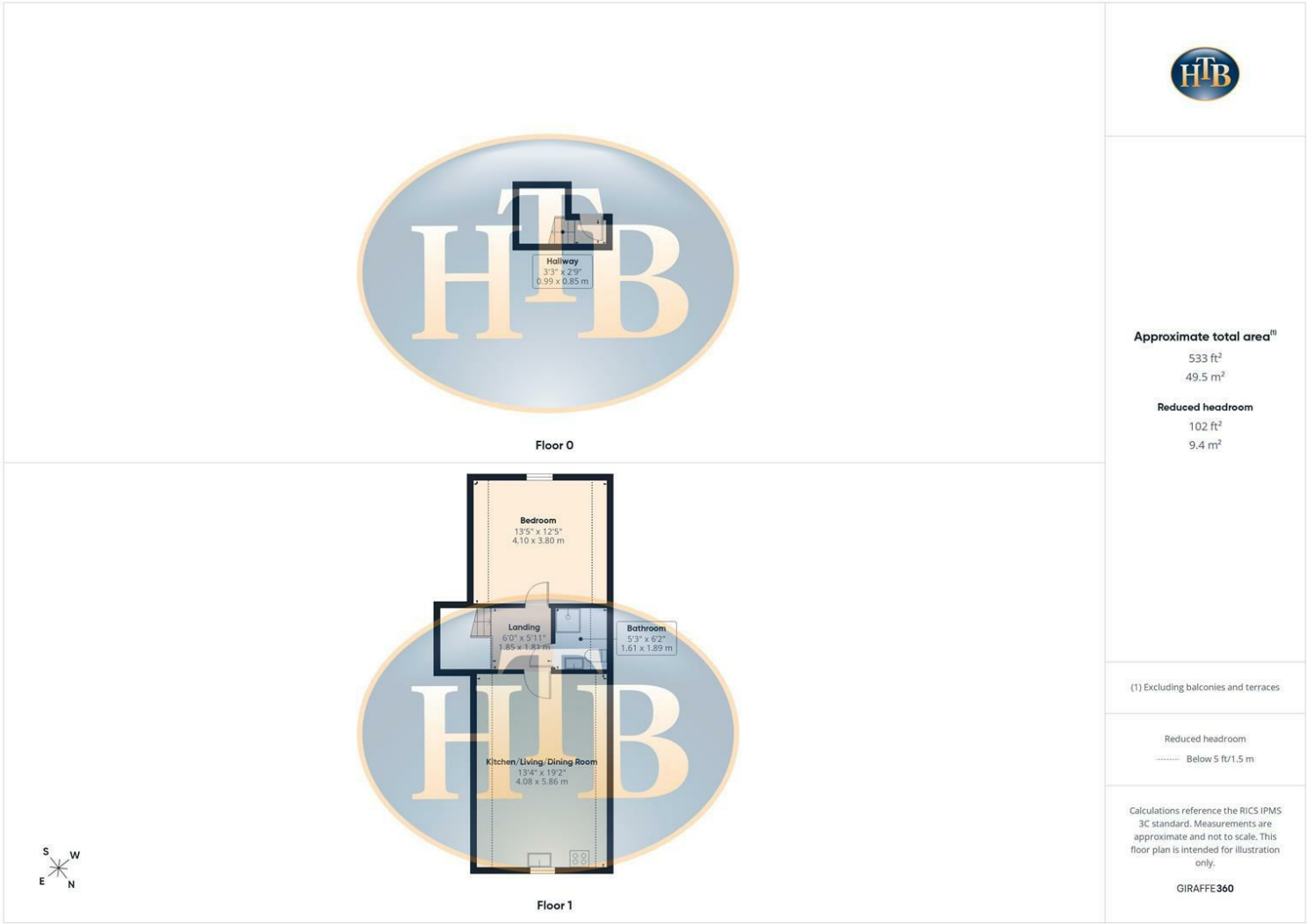
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- Share of Freehold
 - Spacious Open-Plan Living, Kitchen & Dining Room
 - Contemporary Shower Room
 - Excellent Eaves Storage
 - Short Walk to the River Thames
- One Bedroom Top Floor Apartment
 - Modern Fitted Kitchen with Breakfast Bar
 - Large Double Bedroom
 - Private Parking & Car Port
 - Ideal First Time Buy or Investment Opportunity

