



Harmes Turner Brown

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	55	80
(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	35	68
(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 

1a, Lindley Road, Walton-On-Thames, Surrey, KT12 3EZ



£220,000 Leasehold

1A Lindley Road, Walton-on-Thames, KT12 3EZ

Ideally positioned just a short walk from Hersham mainline station, this well-presented one-bedroom apartment represents a fantastic opportunity for first-time buyers, commuters and investors alike.

The accommodation is arranged on the first floor and offers a good-sized living room leading through to a fitted kitchen. The double bedroom benefits from built-in wardrobes, while the landing provides an excellent range of additional built-in storage cupboards.

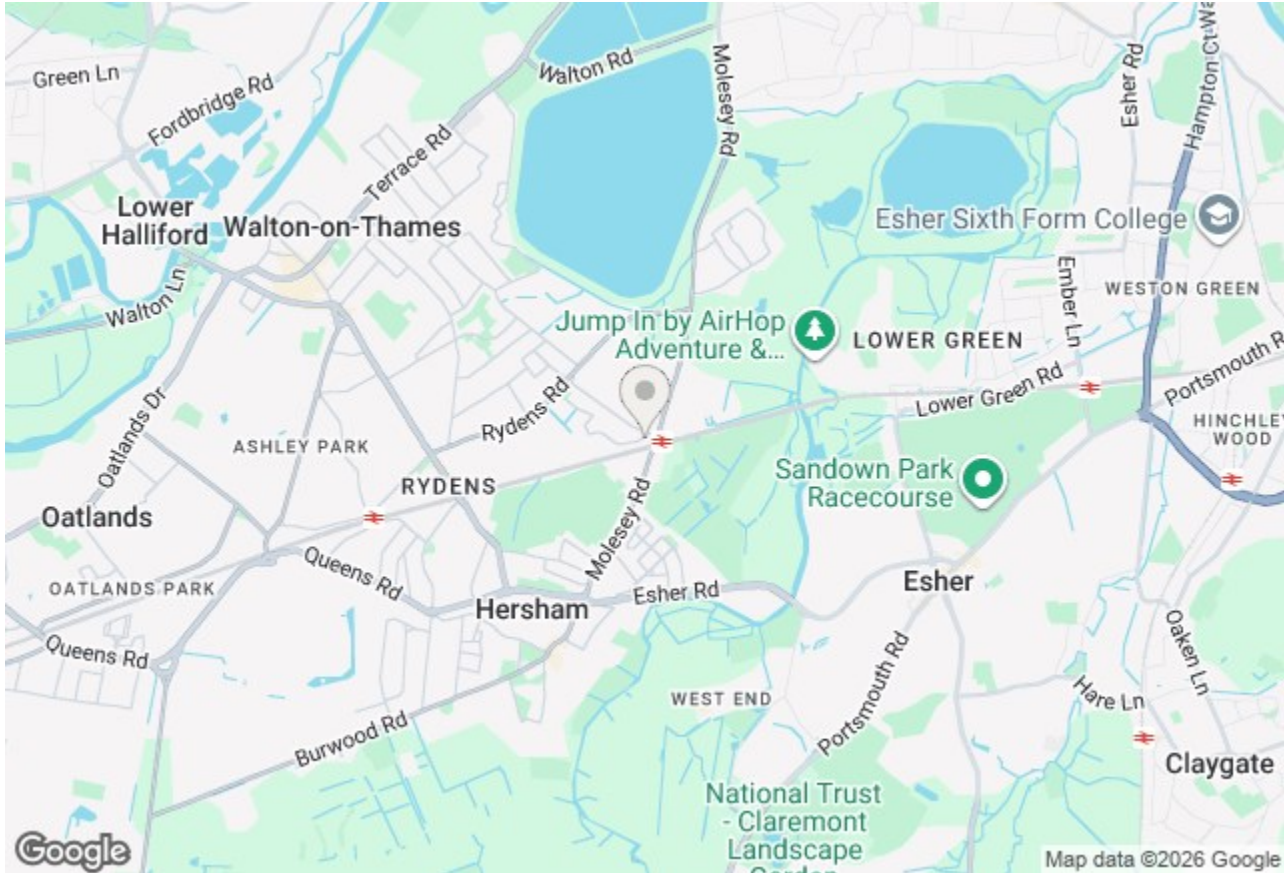
A bathroom with a matching three-piece suite completes the internal accommodation.

Externally, the property benefits from attractive communal gardens together with the added advantage of a garage located in a nearby block.

With Hersham station just a few minutes' walk away, providing excellent links into London, the property is ideally suited to commuters. Local shops and amenities are also within easy reach.

An excellent first-time purchase or investment opportunity in a highly convenient location.

To arrange your viewing, call Harmes Turner Brown Walton on **01932 222266**.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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

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- DOUBLE BEDROOM
- GARAGE
- UNFURNISHED
- BEDROOM WITH STORAGE
- FEW MINUTES WALK FROM STATION
- AVAILABLE NOW
- FIRST FLOOR MAISONETTE
- POPULAR LOCATION