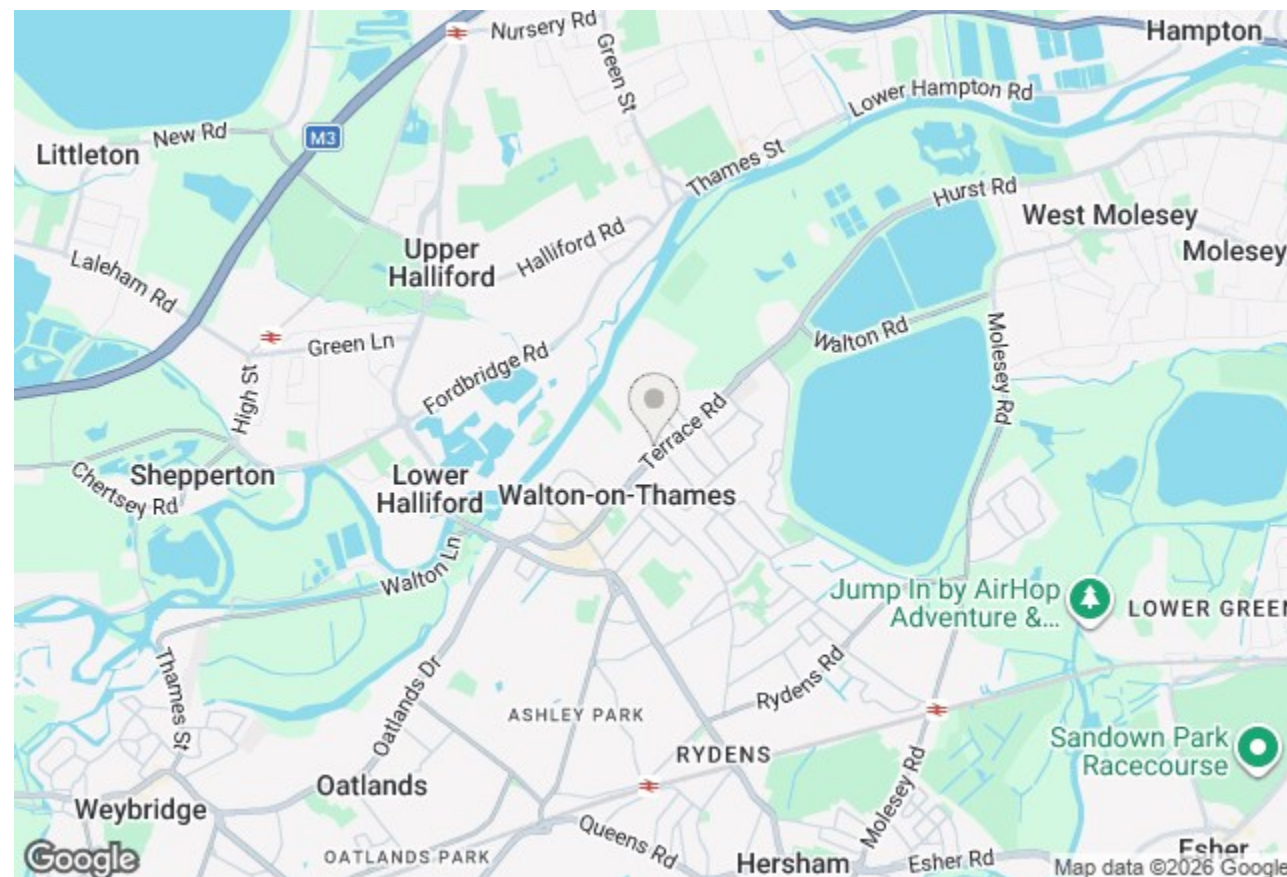


43, Thamesmead, Walton-On-Thames, KT12 2SH

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	



£318,500 Leasehold

Conveniently located in the popular Thamesmead, Walton-On-Thames, this exceptionally spacious top floor apartment offers a delightful blend of comfort and convenience. With two generous double bedrooms, one of which boasts extensive built-in storage, this flat is perfect for those seeking both space and practicality.

The large double aspect lounge and dining room is a standout feature, providing a bright and airy atmosphere that is ideal for both relaxation and entertaining. The nicely fitted kitchen offers a range of built-in appliances including oven & hob and fridge freezer along with space and plumbing for a full size dishwasher and washing machine. The re-fitted bathroom, complete with a shower over the bath, adds a modern touch to this lovely home.

Situated within easy reach of the picturesque River Thames and the vibrant Walton town centre, residents will enjoy a variety of local amenities, including shops, cafes, and recreational facilities with Excel leisure centre with outstanding gym and swimming pool just a short walk away. Additionally, the property benefits from an allocated parking space, ensuring that you have a secure place for your vehicle.

This purpose-built flat is an excellent opportunity for first-time buyers or those looking to downsize, offering a comfortable living space in a desirable location. Don't miss the chance to make this wonderful apartment your new home. Call 01932 222266

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www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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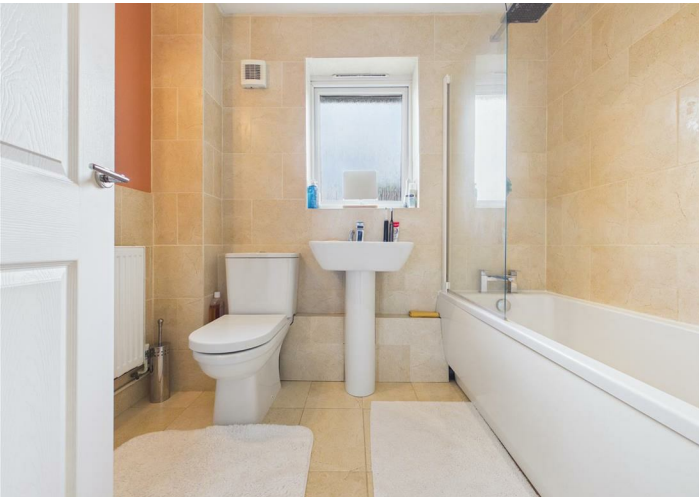
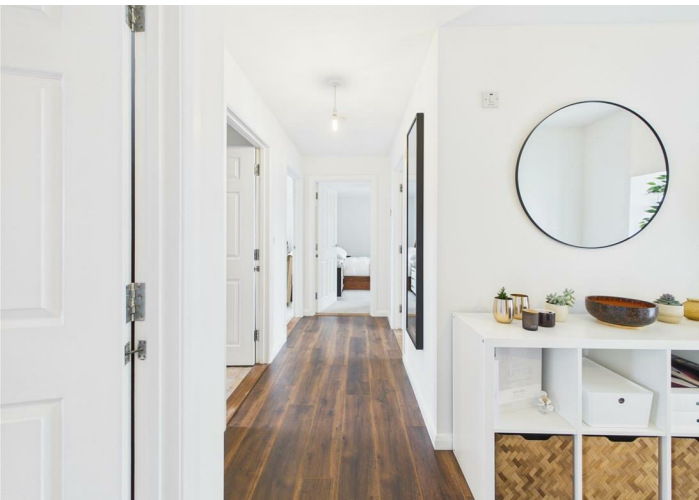
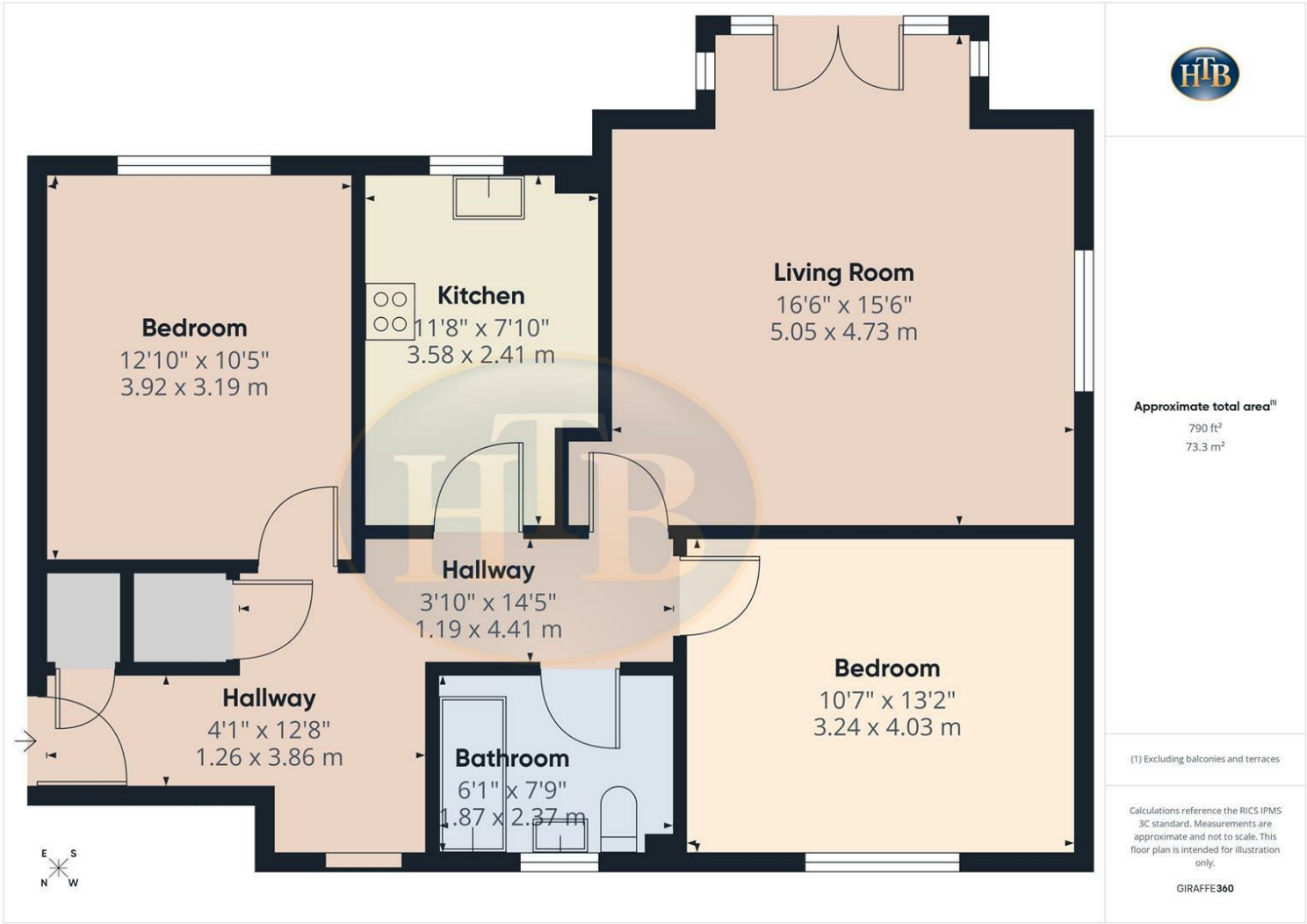
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Thamesmead, Walton-On-Thames, KT12 2SH



- SPACIOUS DOUBLE ASPECT LOUNGE/DINING ROOM WITH JULIET BALCONY
- TOP FLOOR APARTMENT
- ALLOCATED PARKING SPACE
- KITCHEN WITH BUILT-IN APPLIANCES
- ELMBRIDGE COUNCIL TAX BAND C
- TWO DOUBLE BEDROOMS
- SHORT WALK TO RIVER THAMES TOW PATH & TOWN CENTRE
- SECURITY ENTRYPHONE SYSTEM
- RE-FITTED BATHROOM WITH SHOWER OVER THE BATH