

38, Albright Gardens, Walton-On-Thames, KT12 1FQ

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(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	



£475,000 Leasehold - Share of Freehold

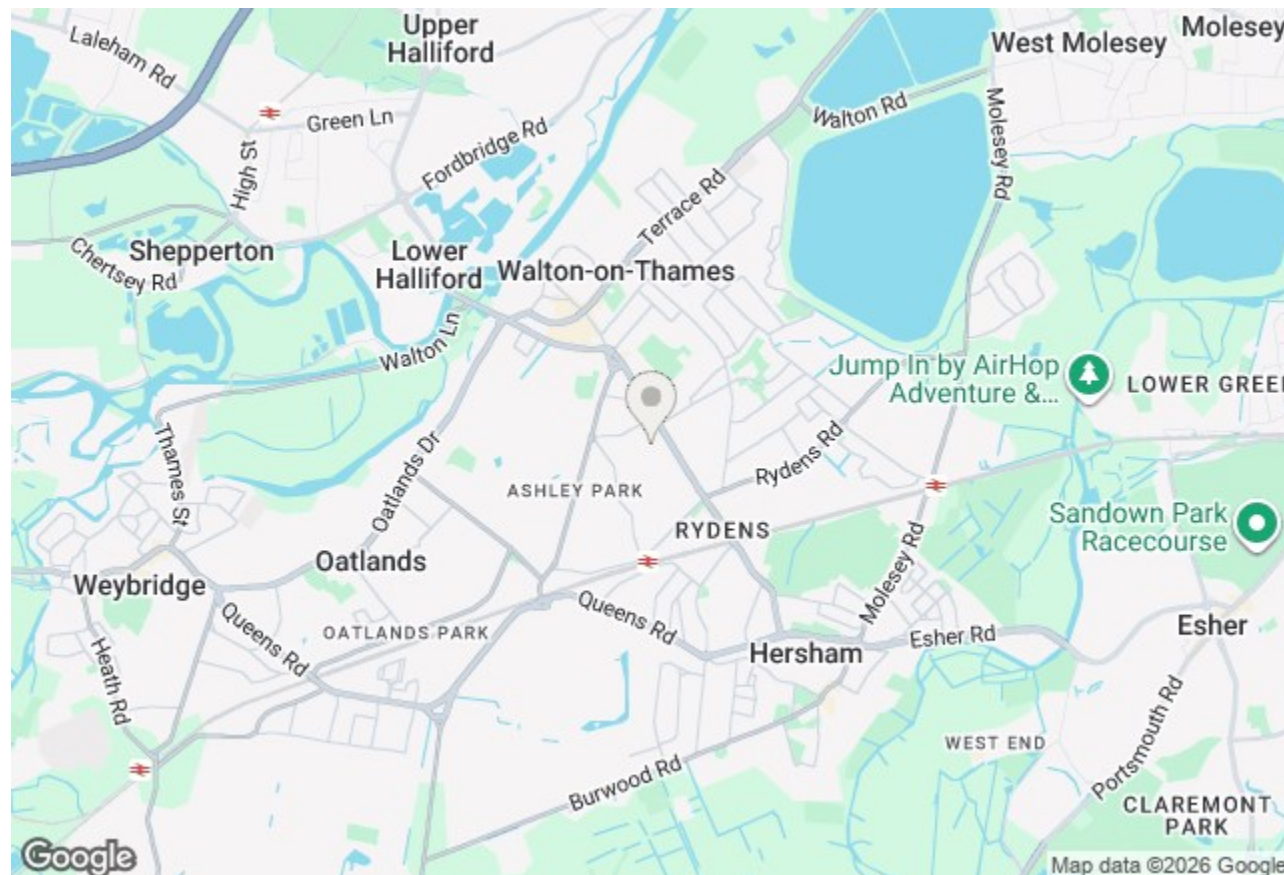
Welcome to this beautifully presented two-bedroom luxury apartment located in the sought-after 'London Square' development in Albright Gardens, Walton-On-Thames, set between Walton town centre and Walton on Thames mainline station, both just a short walk away. This stunning flat offers a perfect blend of modern living and comfort, making it an ideal choice for professionals, couples, or small families.

As you enter the apartment into the bright reception hall, you will be greeted by a spacious open-plan kitchen and living room, designed to create a warm and inviting atmosphere. The contemporary kitchen is well-equipped, providing an excellent space for cooking and entertaining. The living area flows seamlessly onto a private balcony, where you can enjoy tranquil views overlooking the well-maintained communal gardens, perfect for relaxing or enjoying a morning coffee.

The master bedroom is a true retreat, featuring an ensuite bathroom for added convenience and privacy. A second bedroom is also generously sized, making it suitable for guests or as a home office. The family bathroom is stylishly appointed, ensuring comfort for all residents.

This property also benefits from allocated parking, complete with a car charger, catering to the needs of modern living. The 'London Square' development is known for its community spirit and excellent amenities, making it a desirable location for those seeking a vibrant lifestyle.

In summary, this luxury apartment in Walton-On-Thames offers a fantastic opportunity to enjoy contemporary living in a prime location. With its elegant design, convenient features, and beautiful surroundings, it is a property not to be missed and with Walton Tennis Club and Fennies Nursery on your doorstep, this is the perfect place to enjoy Walton on Thames.



Albright Gardens, Walton-On-Thames, KT12 1FQ



- BEAUTIFULLY PRESENTED TWO BEDROOM APARTMENT
- EQUIDISTANCE OF WALTON TOWN CENTRE & WALTON MAINLINE STATION
- PRIVATE BALCONY OVERLOOKING COMMUNAL GARDENS
- FIRST FLOOR
- UPVC DOUBLE GLAZING
- POPULAR 'LONDON SQUARE' DEVELOPMENT
- TWO BATHROOMS
- ALLOCATED PARKING WITH CAR CHARGING
- MODERN OPEN PLAN KITCHEN/LIVING ROOM
- VIEWINGS HIGHLY RECOMMENDED