



32 Colwell House, Hepworth Way, Walton-On-Thames, KT12 1DP

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		



£265,000 Leasehold

LEASE TO BE EXTENDED BEFORE COMPLETION.

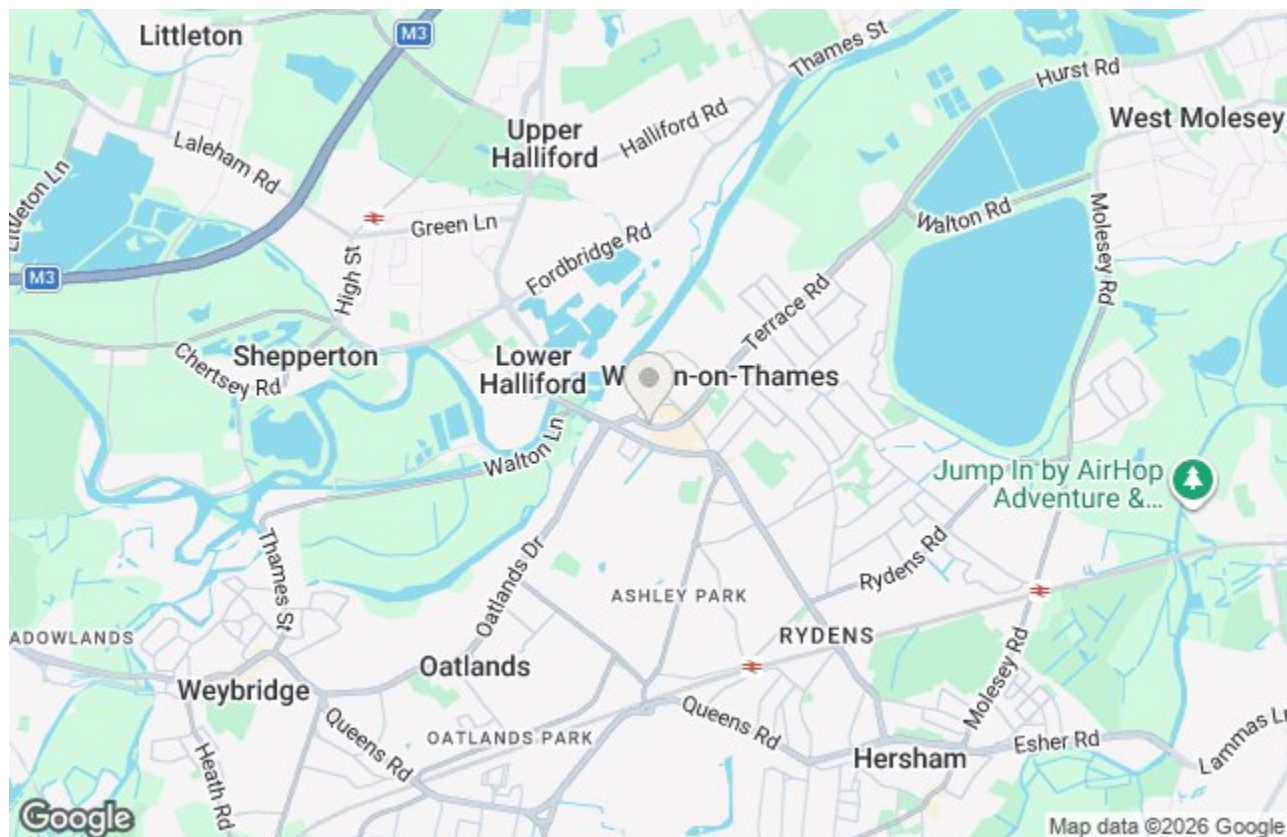
We are pleased to offer for sale this spacious and modern one-bedroom apartment, ideally located within walking distance of Walton-on-Thames town centre, River Thames and a range of local amenities.

Positioned on the top floor of a well-maintained development with lift access, the property features a generous open-plan living room and kitchen, a good-sized double bedroom, and a stylish three-piece bathroom suite. One of the standout features is the impressive private roof terrace, offering excellent outdoor space, along with a further private balcony – ideal for relaxing or entertaining.

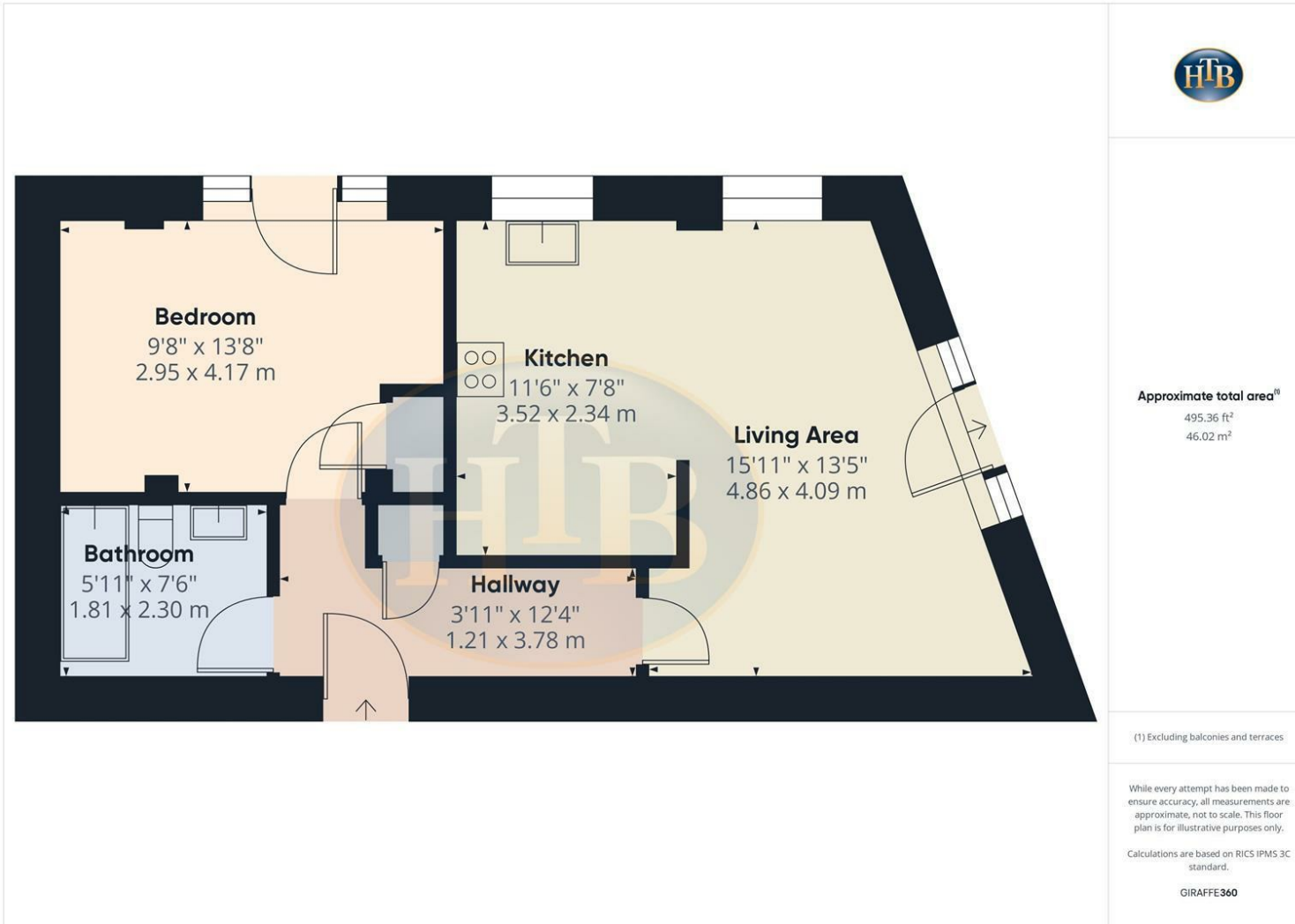
The apartment offers a bright and airy feel throughout and would be ideal for first-time buyer or investor. Additional benefits include double glazing, secure entry system, and well-kept communal areas.

Extra benefits include parking in secure underground parking.

Viewings are highly recommended to fully appreciate what this property has to offer.



Hepworth Way, Walton-On-Thames, KT12 1DP



- DOUBLE BEDROOM
- PRIVATE BALCONY + ROOF TERRACE
- THREE PIECE BATHROOM
- LIFT
- SHORT WALK TO TOWN CENTRE
- COUNCIL TAX BAND C
- SECURE ENTRY PHONE SYSTEM



This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract