


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 PRIOR TO COMPLETION – APPROX. 183 YEARS!

An exceptional opportunity to acquire this spacious and beautifully presented one-bedroom top floor apartment, ideally positioned within walking distance of Walton-on-Thames town centre, the River Thames, and an excellent selection of local amenities, restaurants, and transport links.

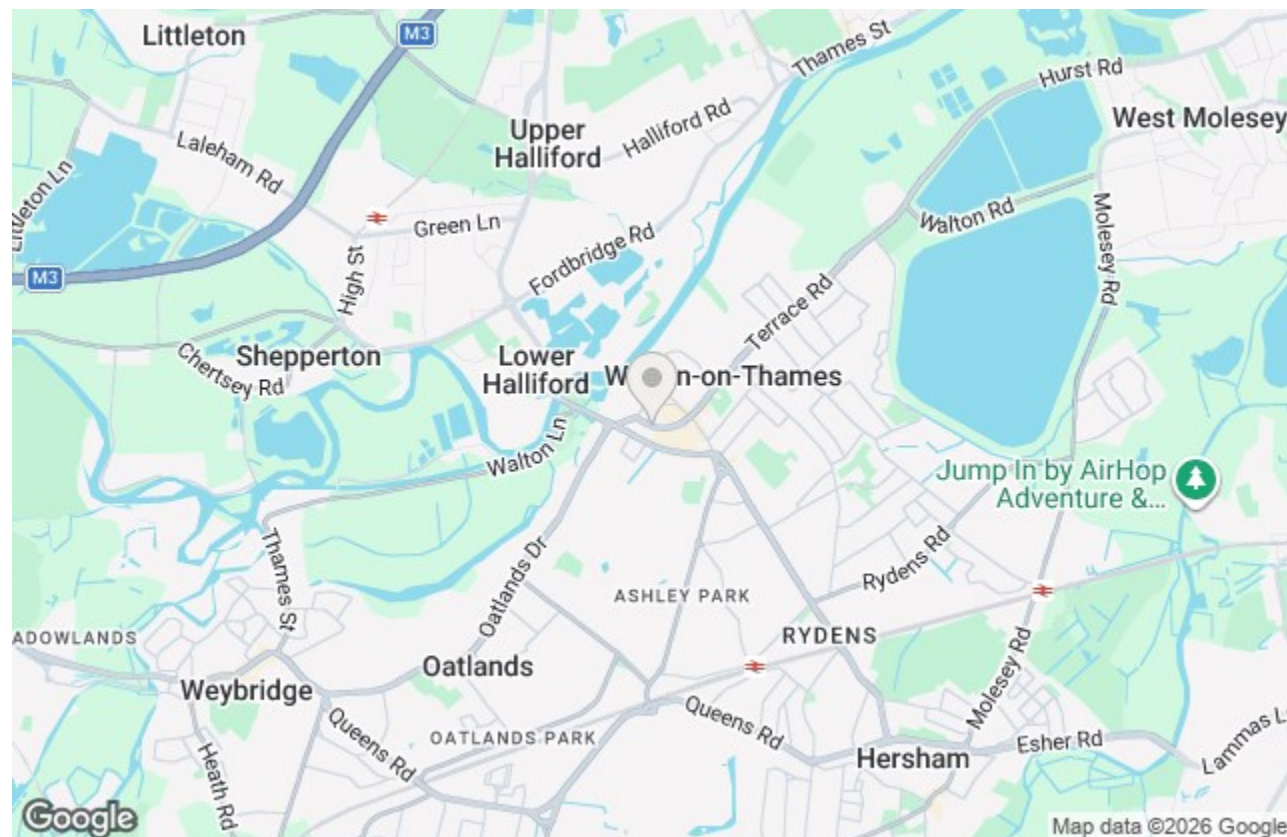
Set within a well-maintained modern development with lift access, this bright and airy apartment offers generous accommodation throughout, including a superb open-plan living/kitchen area perfect for modern living and entertaining, a spacious double bedroom, and a stylish contemporary three-piece bathroom suite.

A standout feature of the property is the impressive private roof terrace, providing fantastic outdoor space ideal for relaxing, dining, or entertaining guests, in addition to a further private balcony.

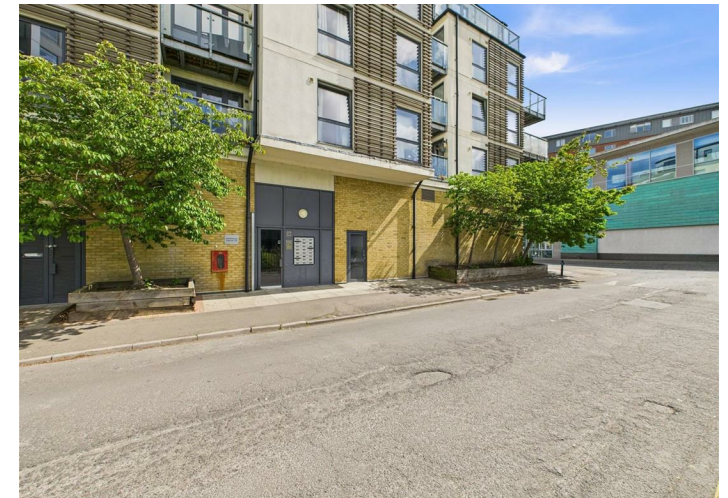
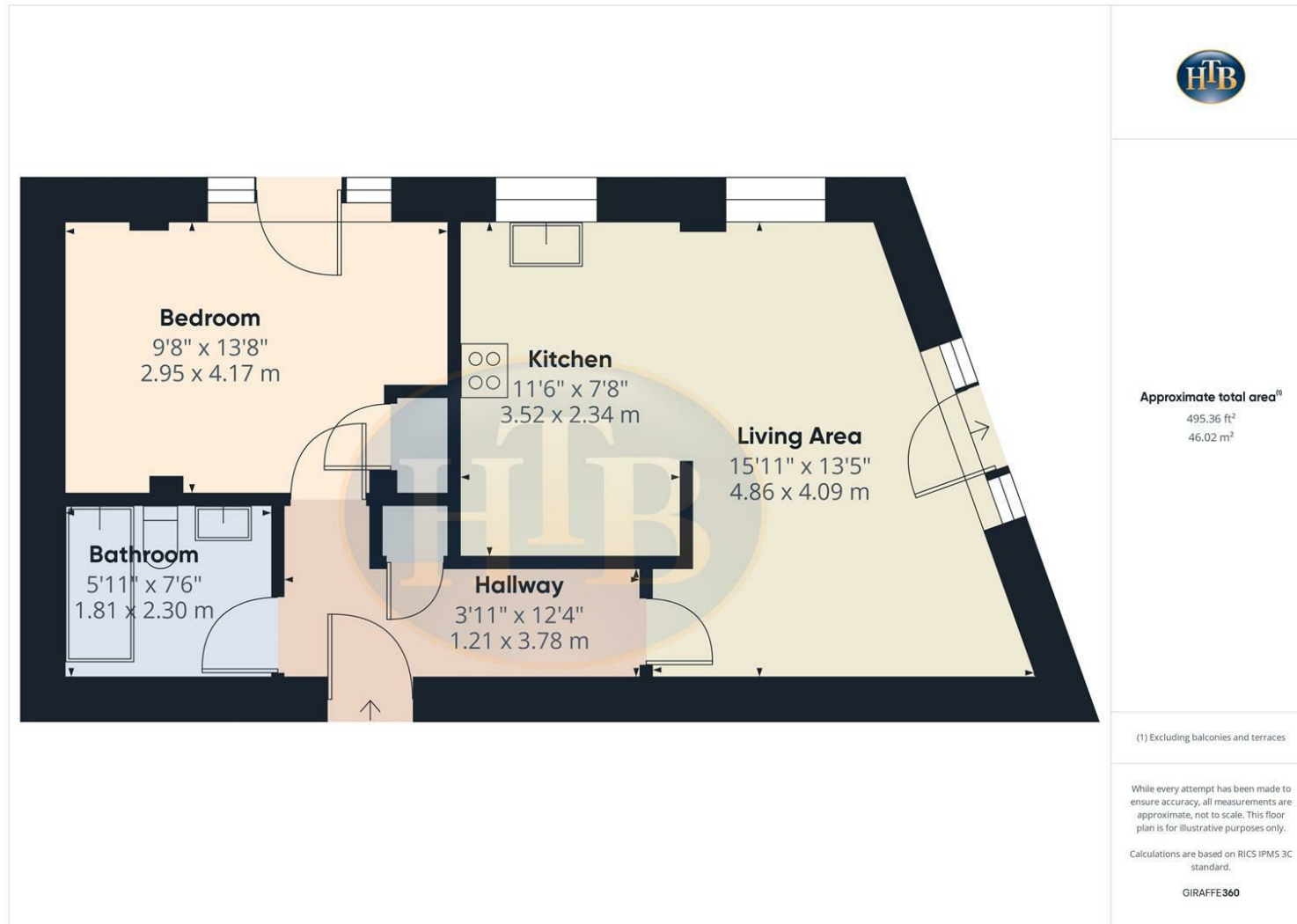
Further benefits include secure underground parking, double glazing, a secure entry phone system, and well-kept communal areas.

With the lease being extended prior to completion to approximately 183 years, this property would make an ideal first-time purchase, investment opportunity, or downsizer property alike.

Early viewings are highly recommended to fully appreciate everything this fantastic apartment 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

