

## 2a, Carlton Road, Walton-On-Thames, KT12 2DF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		70	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



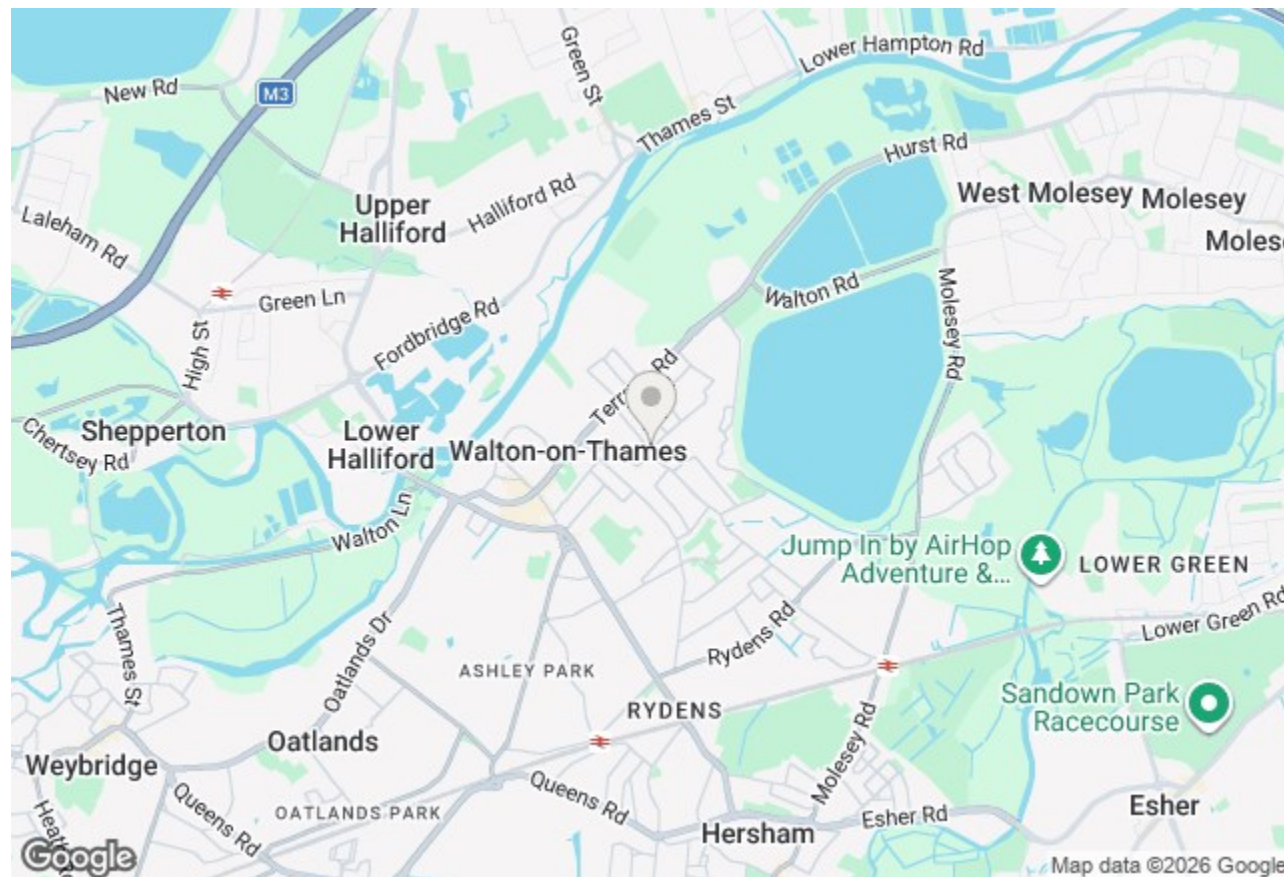
### £260,000 Leasehold

**NO ONWARD CHAIN:** Nestled on Carlton Road in the charming town of Walton-On-Thames, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom well-appointed kitchen and bathroom, this property is ideal for individuals or couples seeking a tranquil living space.

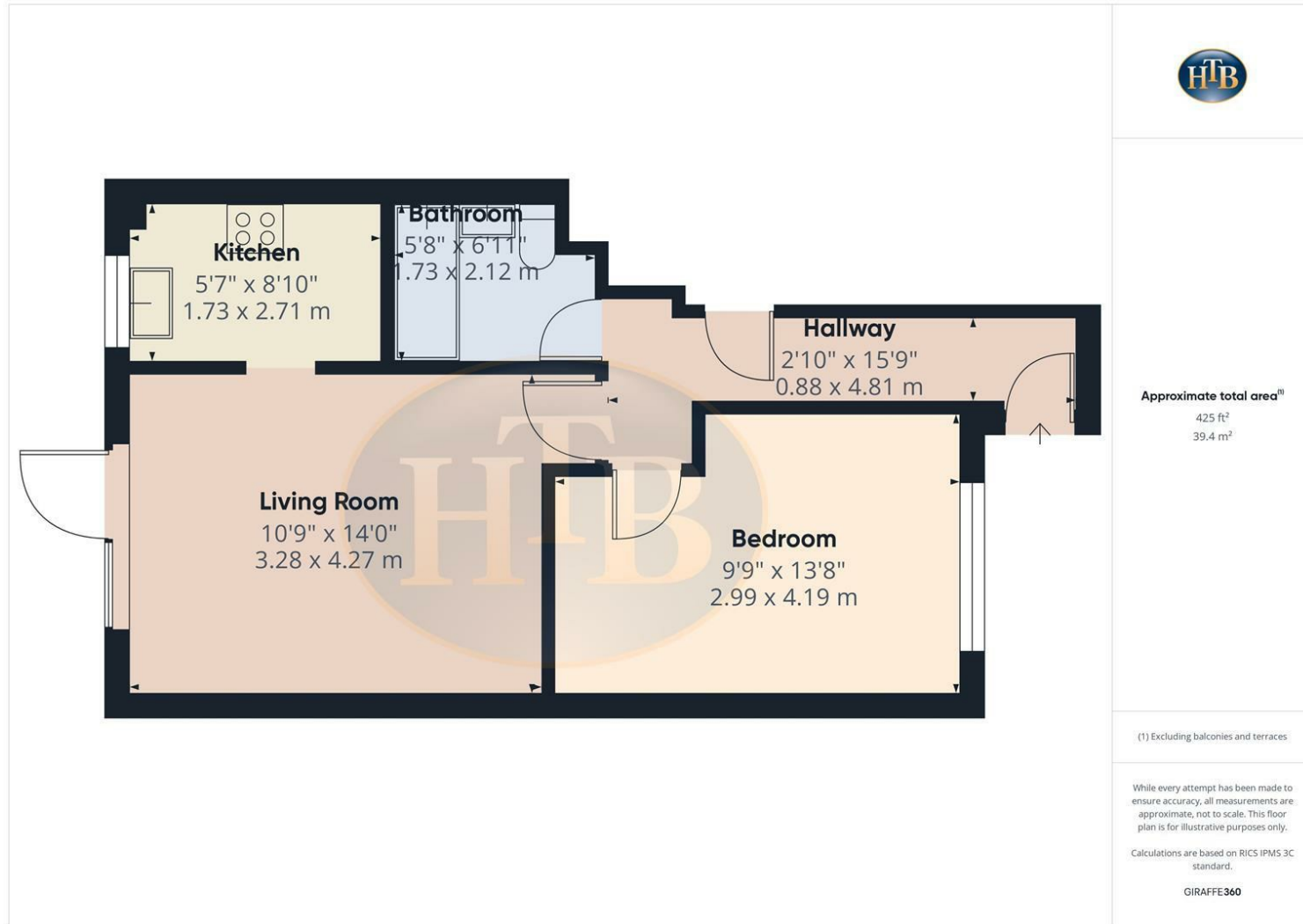
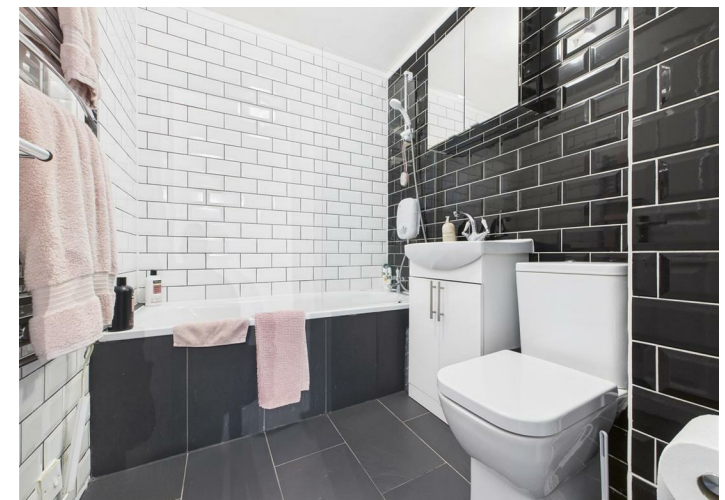
As you enter, you are welcomed by a generous lounge and dining area, providing ample room for relaxation and entertaining. The modern kitchen is a standout feature, boasting contemporary fittings and finishes that will surely impress any culinary enthusiast. French doors lead from the lounge directly to the communal gardens, allowing for a seamless transition between indoor and outdoor living. This lovely outdoor space is perfect for enjoying a morning coffee or unwinding after a long day.

Situated approximately half a mile from the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. Additionally, the property comes with allocated parking, ensuring that you have a secure and convenient place for your vehicle.

This apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a desirable location. With its modern features and proximity to the heart of Walton-On-Thames, this property is not to be missed. Council Tax Band: C; Length of Lease 155 Years; Maintenance Charge: £1150.00pa; Ground Rent: £100.00pa  
Call Harmes Turner Brown 01932 222266.



# Carlton Road, Walton-On-Thames, KT12 2DF



- DELIGHTFUL GROUND FLOOR APARTMENT WITH NO ONWARD CHAIN
- GENEROUS LOUNGE AND DINING AREA FOR RELAXATION AND ENTERTAINING
- FRENCH DOORS OPEN TO COMMUNAL GARDENS FOR INDOOR-OUTDOOR LIVING
- LOCATED HALF A MILE FROM TOWN CENTRE WITH EASY ACCESS TO SHOPS AND CAFES
- INCLUDES ALLOCATED PARKING FOR SECURITY AND CONVENIENCE
- SPACIOUS ONE-BEDROOM LAYOUT PERFECT FOR INDIVIDUALS OR COUPLES
- MODERN KITCHEN WITH CONTEMPORARY FITTINGS AND FINISHES
- TRANQUIL OUTDOOR SPACE IDEAL FOR MORNING COFFEE OR EVENING UNWINDING
- BATHROOM DESIGNED FOR FUNCTIONALITY AND COMFORT
- EXCELLENT OPPORTUNITY IN A HIGHLY DESIRABLE LOCATION