

## 332, The Heart, Walton-On-Thames, KT12 1GD

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			
<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	



### £280,000 Leasehold

A spacious two-bedroom, two-bathroom apartment in the popular Heart of Walton development, with private balcony and gated parking.

Located on the third floor, this well-maintained apartment offers bright, modern living in the centre of Walton-on-Thames. The generous living and dining space opens onto a private balcony overlooking the attractive communal gardens.

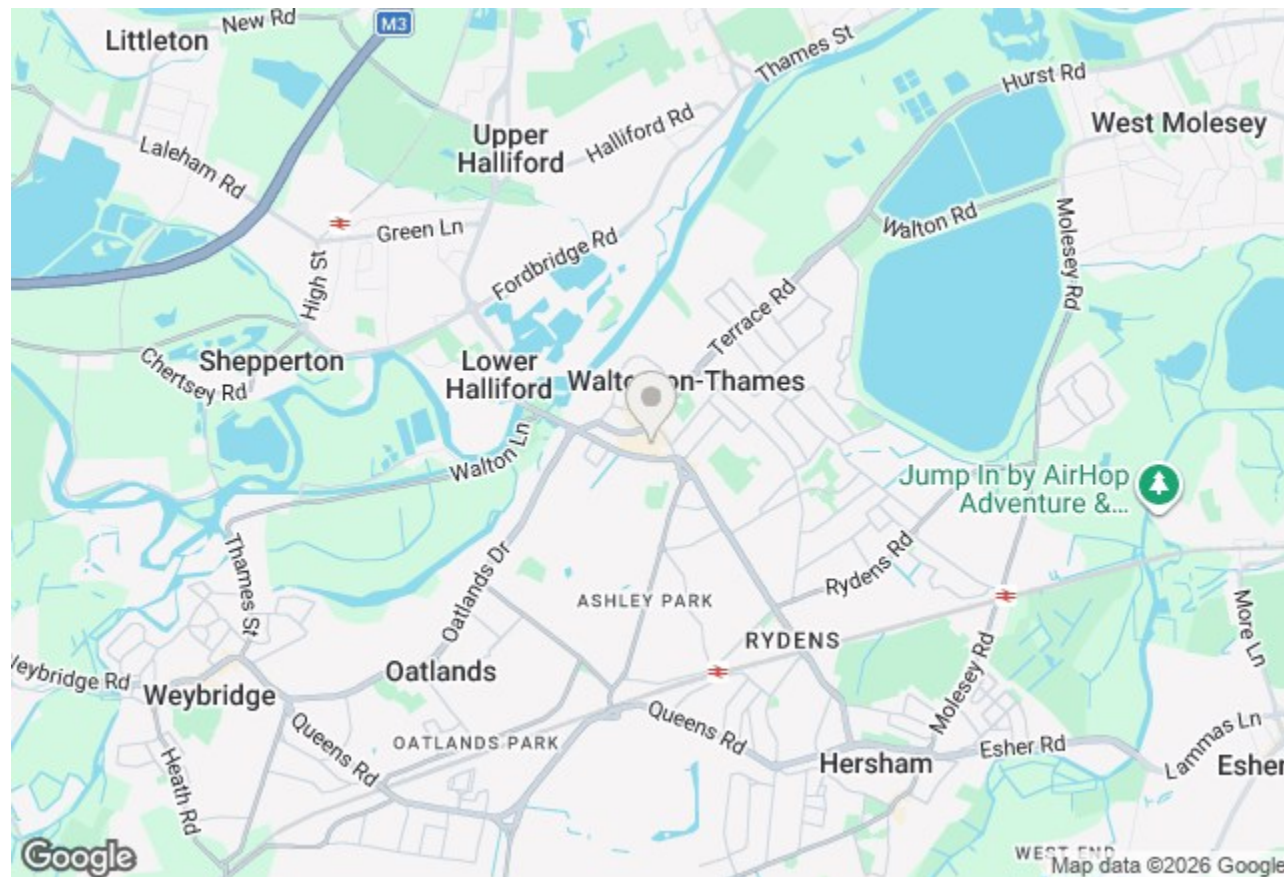
The kitchen is wider than the typical layout for this development, providing excellent worktop space, good storage, and integrated appliances.

The main bedroom is a comfortable double with built-in wardrobe and its own ensuite shower room. The second bedroom is also a good size, perfect for guests, children, or as a dedicated home office.

Additional benefits include secure, gated underground parking for one car, on-site security and concierge service, and well-kept communal areas.

Situated in the heart of town, you'll have immediate access to shops, restaurants, cafés, and the popular Everyman Cinema. Walton-on-Thames mainline station (with direct services to London Waterloo) is approximately one mile away. NO ONWARD CHAIN

EPC Rating: B.



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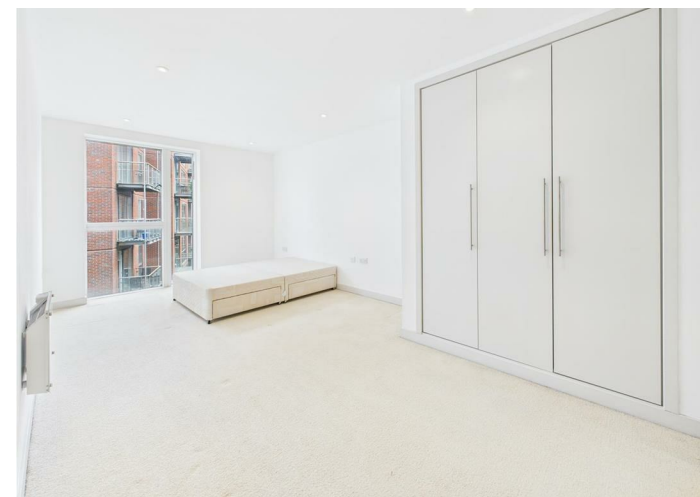
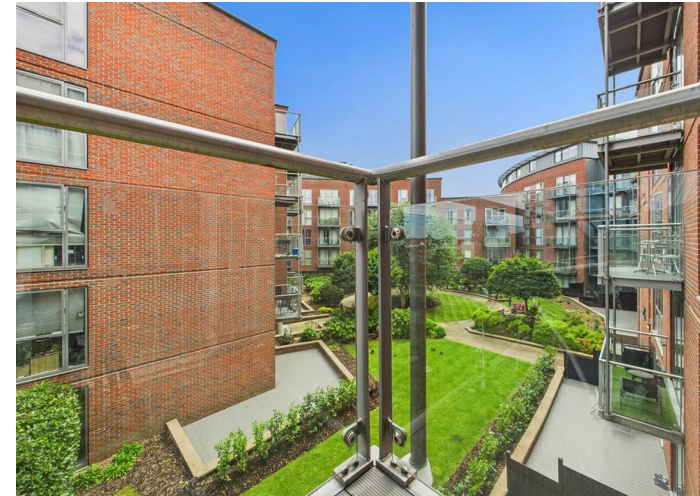
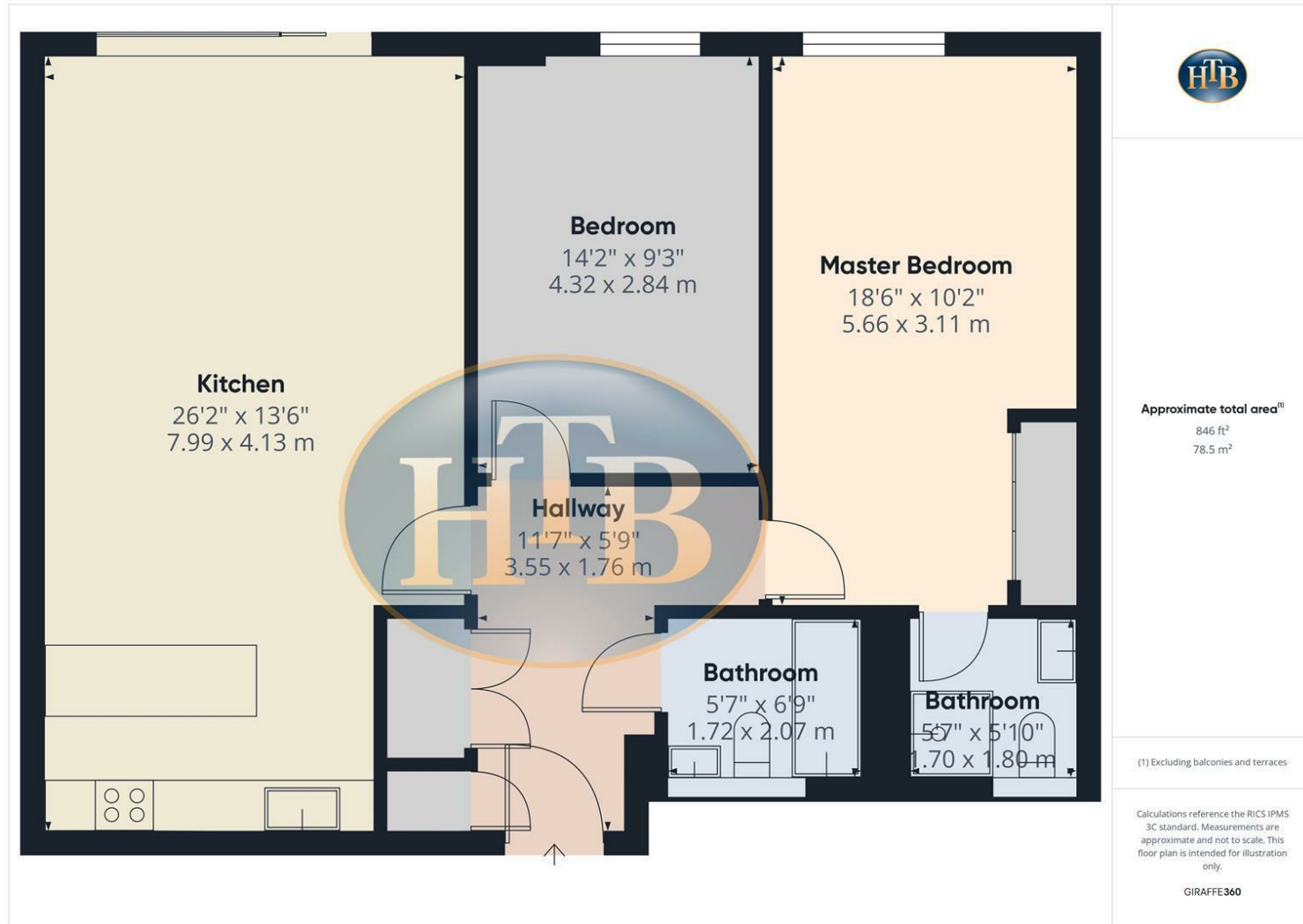
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- SPACIOUS TWO-BEDROOM, TWO-BATHROOM APARTMENT IN THE HEART OF WALTON DEVELOPMENT
- PRIVATE BALCONY OVERLOOKING ATTRACTIVE COMMUNAL GARDENS
- MAIN BEDROOM WITH BUILT-IN WARDROBE AND ENSUITE SHOWER ROOM
- SECURE GATED UNDERGROUND PARKING, ON-SITE SECURITY AND CONCIERGE SERVICE
- NO CHAIN
- THIRD-FLOOR POSITION WITH BRIGHT, MODERN LIVING SPACES
- WIDER-THAN-AVERAGE KITCHEN WITH INTEGRATED APPLIANCES AND AMPLE STORAGE
- GOOD-SIZED SECOND BEDROOM IDEAL FOR GUESTS OR HOME OFFICE
- CENTRAL LOCATION CLOSE TO SHOPS, RESTAURANTS, EVERYMAN CINEMA AND MAINLINE STATION
- LARGER THAN AVERAGE OPEN PLAN KITCHEN