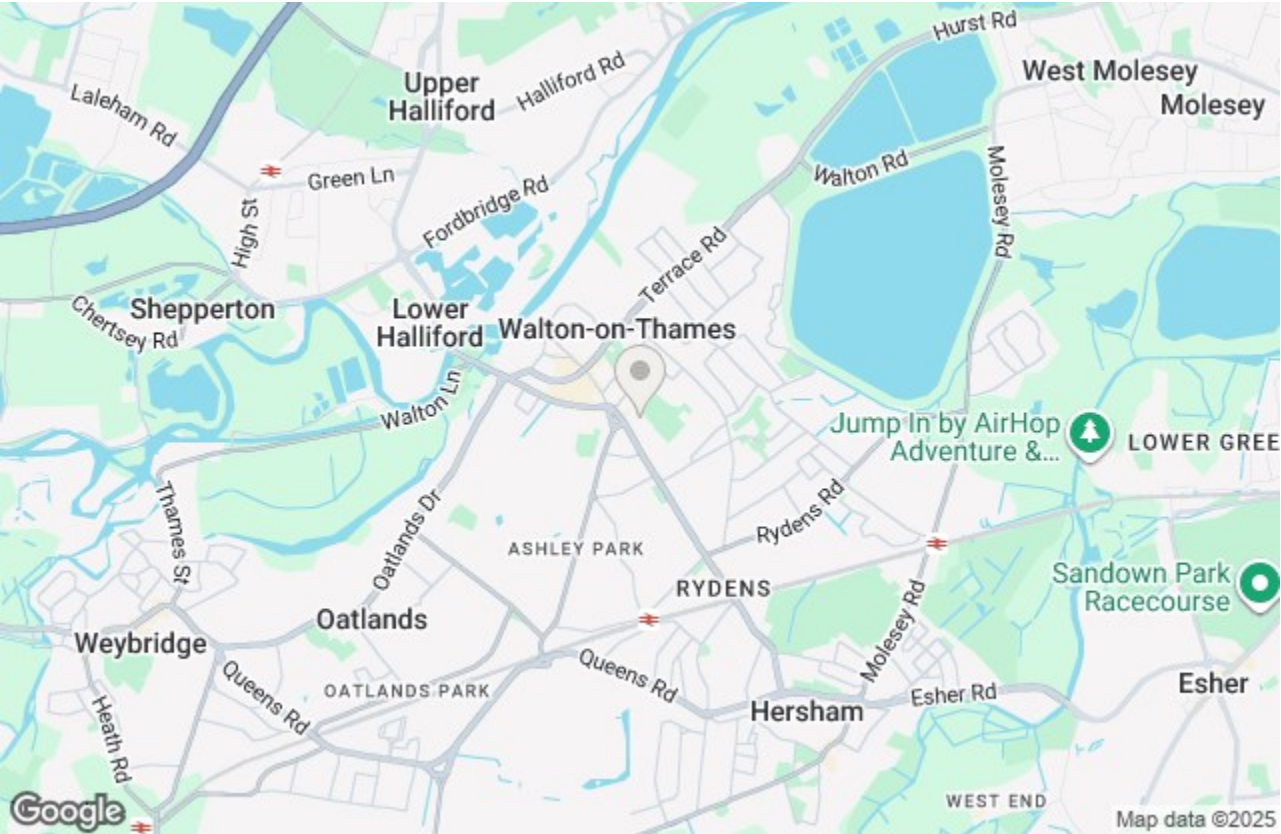


45, Hersham Road, Walton-On-Thames, Surrey, KT12 1LE

| Energy Efficiency Rating                    |           |                                                                                   |
|---------------------------------------------|-----------|-----------------------------------------------------------------------------------|
|                                             | Current   | Potential                                                                         |
| Very energy efficient - lower running costs |           |                                                                                   |
| (92 plus) <b>A</b>                          | <b>66</b> | <b>79</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 |           |                                                                                   |
| England & Wales                             |           |                                                                                   |
| EU Directive 2002/91/EC                     |           |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |         |                                                                                     |
|-----------------------------------------------------|---------|-------------------------------------------------------------------------------------|
|                                                     | Current | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |         |                                                                                     |
| England & Wales                                     |         | EU Directive<br>2002/91/EC                                                          |
|                                                     |         |  |



£240,000 Leasehold - Share of Freehold

Located on Hersham Road in the charming town of Walton-On-Thames, this delightful one-bedroom ground floor apartment offers a perfect blend of comfort and convenience. The property boasts a generously sized double bedroom, providing ample space for relaxation and rest.

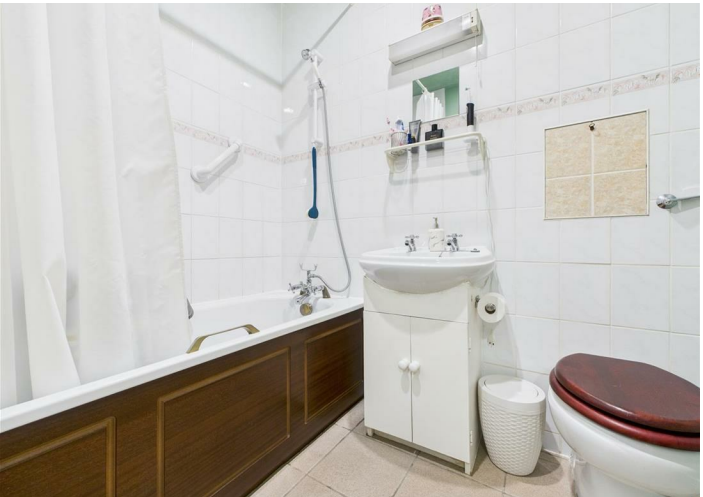
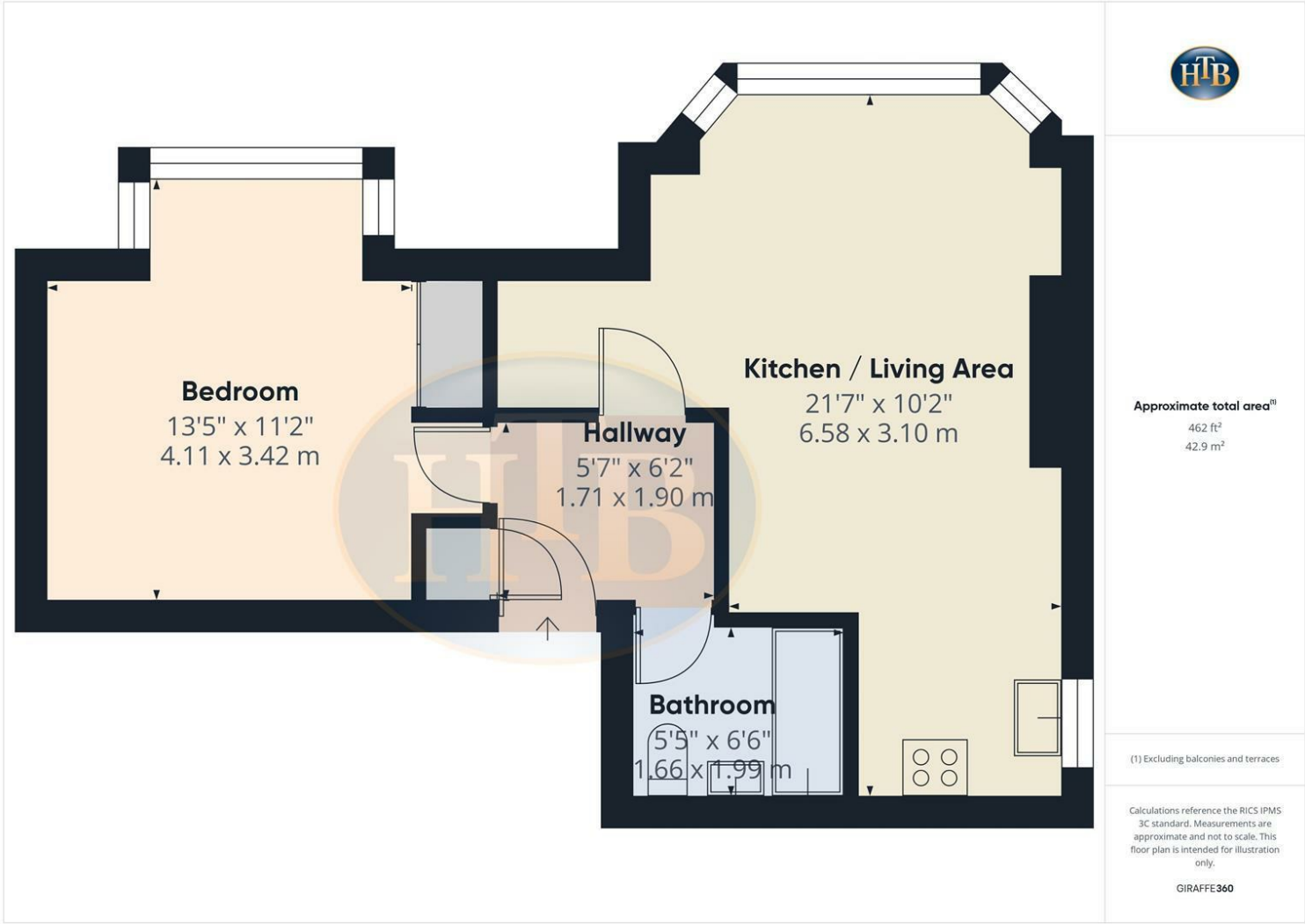
One of the standout features of this property is its prime location, just a short stroll from the town centre and the main line station, making it an ideal choice for commuters and those who enjoy the vibrancy of local amenities. The flat also benefits from allocated parking on a private driveway, ensuring that you have a secure and convenient place for your vehicle.

The communal gardens at the rear of the property are both attractive and well-maintained, offering a lovely outdoor space for residents to enjoy. Inside, the modern kitchen is equipped with a built-in oven and hob, making it a pleasure to prepare meals in a stylish and functional environment.

This flat is perfect for individuals or couples seeking a comfortable home in a desirable area. With its excellent location, spacious bedroom, and modern amenities, it presents a wonderful opportunity for those looking to settle in Walton-On-Thames. Don't miss the chance to make this charming flat your new home. Call Harmes Turner Brown on 01932 222266.



Hersham Road, Walton-On-Thames, Surrey, KT12 1LE



- GREAT SIZE DOUBLE BEDROOM
- COMMUNAL GARDENS
- NO ONWARD CHAIN
- LOW RUNNING COSTS
- SHORT WALK TO TOWN CENTRE AND STATION
- ALLOCATED PARKING
- SHARE OF FREEHOLD
- MODERN FITTED KITCHEN WITH BUILT-IN OVEN AND HOB

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