

Kennedys'

01737 817718

kennedys-ipa.co.uk  
@kennedysipa

Flat 8 Sandhills, 42 Meade  
Court  
Walton On The Hill  
KT20 7PJ

Kennedys are delighted to offer to  
rental market this one bedroom first  
floor apartment within the village of  
Walton-on-the-hill with allocated  
parking.

£1,200 Per  
Month



- First Floor Apartment
- Double Aspect Lounge
- Within Gated Development

- One Double Bedroom
- Allocated Parking Space
- Close to Village Amenities





# PROPERTY DESCRIPTION

This first-floor Sandhills apartment is set within an purpose-built character building and offers well-presented accommodation throughout. The property comprises a spacious entrance hallway with a large storage cupboard, a bright and generous double bedroom, and a modern bathroom fitted with a shower over the bath. The living area is light and welcoming, with an alcove kitchen to one side, complete with a breakfast bar.

The kitchen is well-equipped with ample storage and includes an oven, hob with extractor hood, washing machine, and fridge/freezer. Further benefits include double glazing and gas central heating. Externally, the development is accessed via electric gates, has one allocated parking space and there is a small communal lawn to the front of the building.

Please note: the photographs were taken previously and may differ slightly from the current presentation.

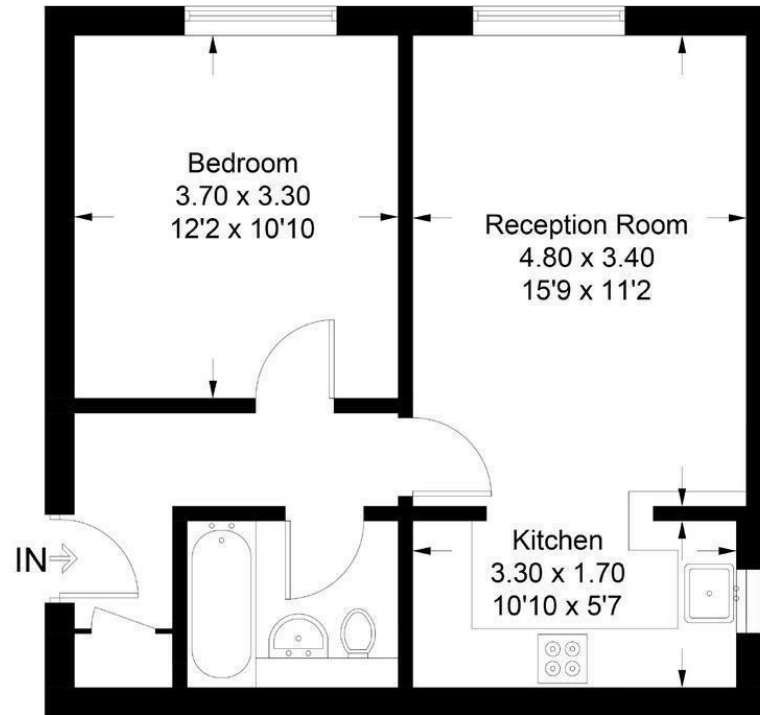
Walton on the Hill offers a variety of local amenities including shops, cafés, pubs, and a primary school. The closest station is Tadworth station which provides services to London Bridge and Victoria, while the M25 (Junctions 8 and 9) is easily accessible, offering routes to both Gatwick and Heathrow.





## Sandhills

Approximate Gross Internal Area = 45.7 sq m / 492 sq ft



Ground Floor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Mid energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID427549)

# Flat 8 Sandhills, 42 Meade Court

If you would like to arrange a viewing, please call a member of the Kennedys Lettings team on 01737 817718

TENURE: Leashold

EPC RATING: C

COUNCIL: Reigate and Banstead

TAX BAND: D

These particulars, whilst believed to be accurate are set out as a general guide only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in Kennedys' has the authority to make or give any representation or warranty in respect of the property.



01737 817718

[kennedys-ipa.co.uk](http://kennedys-ipa.co.uk) @kennedysipa [info@kennedys-ipa.co.uk](mailto:info@kennedys-ipa.co.uk)

48 Walton Street, Walton on the Hill,  
KT20 7RT