

39, Collingwood Place, Walton on Thames, Surrey, KT12 1LU

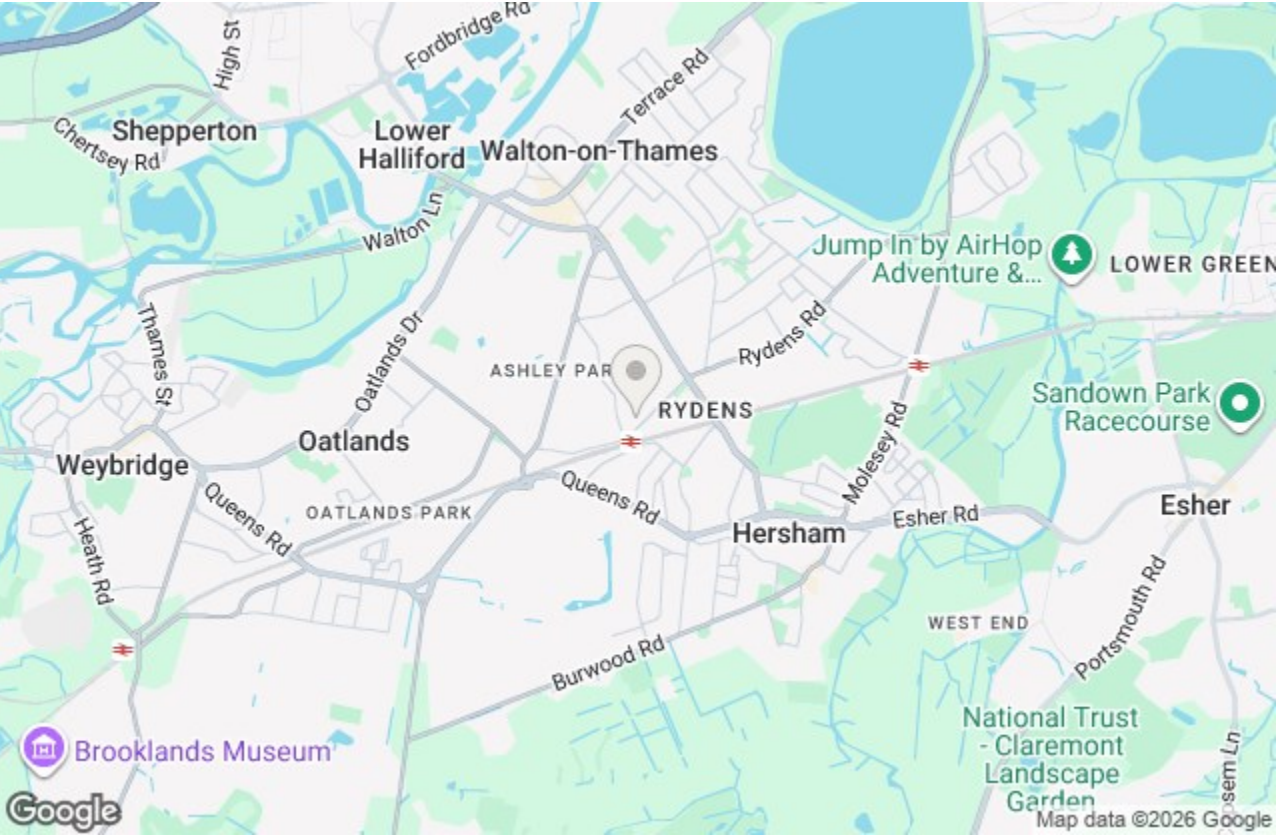
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	



Per Calendar Month £1,600 Per Calendar Month

We are pleased to offer this two bedroom first floor purpose built apartment in the ever popular Collingwood Place just a moments walk from Walton mainline station and within walking distance to town centre. The accommodation is well presented and briefly includes entrance hallway with ample storage, bright and airy living room/dining room, a generous size main bedroom, single second bedroom, fitted kitchen and white bathroom suite. This property also benefits from new double glazing and new combi boiler. Externally you will find residents parking and well maintained communal grounds. This property benefits from a garage. Internal viewings are highly recommended - available UNFURNISHED beginning of August - council tax band D.



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COLLINGWOOD PLACE, WALTON-ON-THAMES, SURREY

First Floor



Not to scale

Entrance ↑



Approximate Gross Internal Floor Area: 60sq (645sq ft)

- GAS CENTRAL HEATING
- CLOSE TO MAINLINE STATION
- GARAGE
- NO ONWARD CHAIN
- TWO BEDROOMS
- GOOD DECORATIVE ORDER

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 errors and omissions and they do not form part of any contract.

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- 2 BEDROOMS
- LARGE LOUNGE
- OPPOSITE WALTON MAINLINE STATION
- NEW BOILER
- NEAR TO LOCAL SHOPS
- COUNCIL TAX BAND D

