



5 Trafalgar Drive Walton-On-Thames, Surrey KT12 1NY **£1,575 PCM Furnished**

A spacious furnished top floor duplex apartment in a fantastic location within a short walk of Walton mainline railway station and local shops. The apartment is well presented and the accommodation comprises: entrance hall; large through lounge/dining room with doors to the balcony; recently fitted new kitchen with appliances; two double bedrooms; single bedroom/nursery; white bathroom suite with shower over the bath; separate wc; garage in a block; external storage shed. The property is close to the shops at Halfway Green with Walton town centre and the River Thames approximately one mile away. EPC rating E/51. Council tax band C.



6 Station Parade, East Horsley, Surrey, KT24 6QN

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Scan the QR code for the
Material Information

Wills & Smerdon



Approximate Area = 858 sq ft / 80 sq m
For identification only - Not to scale



THIRD FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2022. Produced for Wills and Smerdon. REF: 876215



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



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