



42 Meade Court, Walton On The Hill

The **PERSONAL** Agent

Guide Price £335,000

Leasehold

- Top floor apartment
- 18'9 X 15'2 sitting dining room
- Spacious fitted kitchen-breakfast room
- Master bedroom with en-suite
- Double bedroom two
- Fitted family bathroom
- Central heating and double glazing
- Residents parking
- Moments from village and shops
- No onward chain

A spacious and beautifully presented second floor apartment, set within a highly sought after area in the heart of Walton on the Hill. Perfectly positioned just moments from Walton Heath Golf Club, the property also enjoys easy access to excellent local schools, everyday amenities, and an abundance of green open space ideal for scenic walks.

Nature lovers will appreciate the nearby picturesque Mere Pond, offering a tranquil escape right on your doorstep. The apartment itself boasts a modern fitted kitchen, two stylish bathrooms, and the added convenience of residents' parking, making it an ideal blend of comfort, location, and lifestyle.

This well appointed apartment has spacious



accommodation throughout comprising; Spacious entrance hall with storage cupboard, 16'9 x 9'3 fitted kitchen-breakfast room, really good size sitting-dining room with nice outlook, Master bedroom with en-suite bathroom, 2nd double bedroom and good size family bathroom.

Double glazing and gas central heating.

Gated residents parking area.

Walton on the Hill is a picturesque village with duck pond, village shops and supermarket, restaurants, cafe and pubs.

There are acres of open countryside on nearby Walton Heath and Tadworth woods with countryside

walks and bridle paths.

The nearby A217 offers easy access to larger towns and the M25 at junction 8.

Lease remaining - 96 years
Maintenance charge - £2020 PA
Ground rent - £152 pa
Council tax band - E

PLEASE NOTE: Whilst we believe the information above to be correct, we are unable to guarantee this information until such time as we have formally verified it with the sellers. Therefore you are advised to clarify any information with your chosen legal representative before proceeding with the purchase of this property.

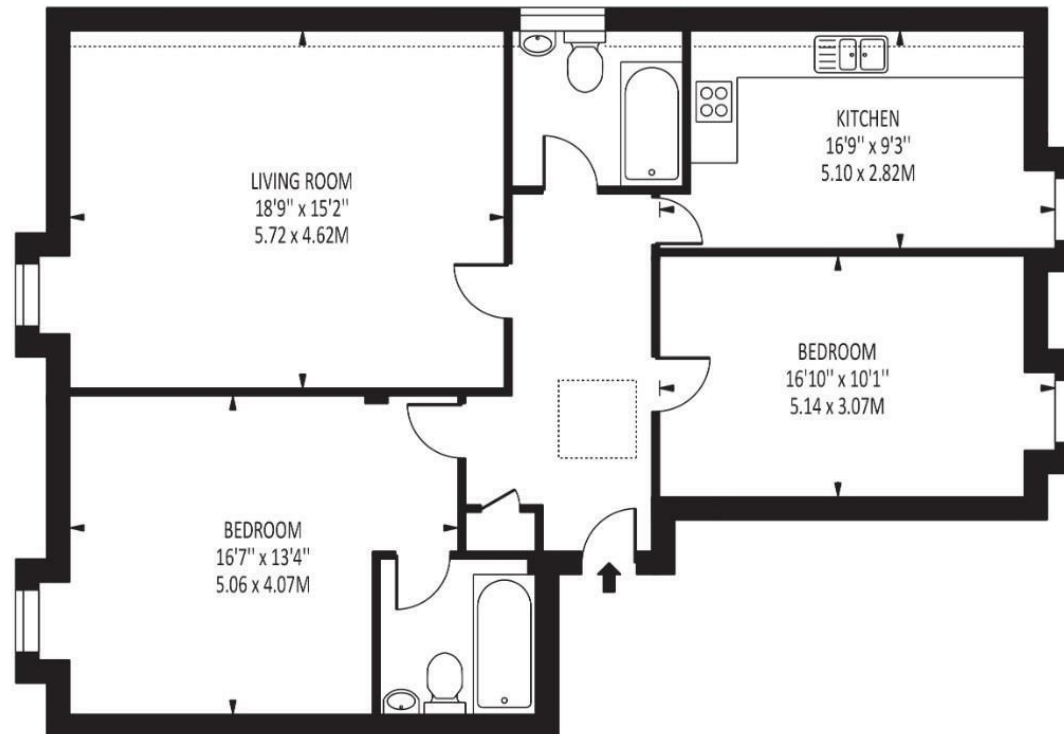




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Sandhills

Total Area: 1004 SQ FT • 93.25 SQ M
(Including Restricted Height Area)
Restricted Height Area : 24 SQ FT • 2.24 SQ M



SECOND FLOOR

Disclaimer: For Illustration Purposes only
This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer of contract.
Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement.
Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	80
(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

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Please Note: Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows and room areas are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only and should be used as such by and prospective purchaser. The services, systems and appliances listed in the specification have not been tested by The Personal Agent and no guarantee as to their operating ability or their efficiency can be given. All images and text used to advertise our properties are for the sole use of The Personal Agent Ltd.

