



42 Meade Court, Walton On The Hill

The PERSONAL Agent

# £365,000

## 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 well presented second floor (top) apartment situated in this sought after development in the heart of Walton on the Hill.

Modern fitted kitchen,two bathrooms and residents parking.

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.

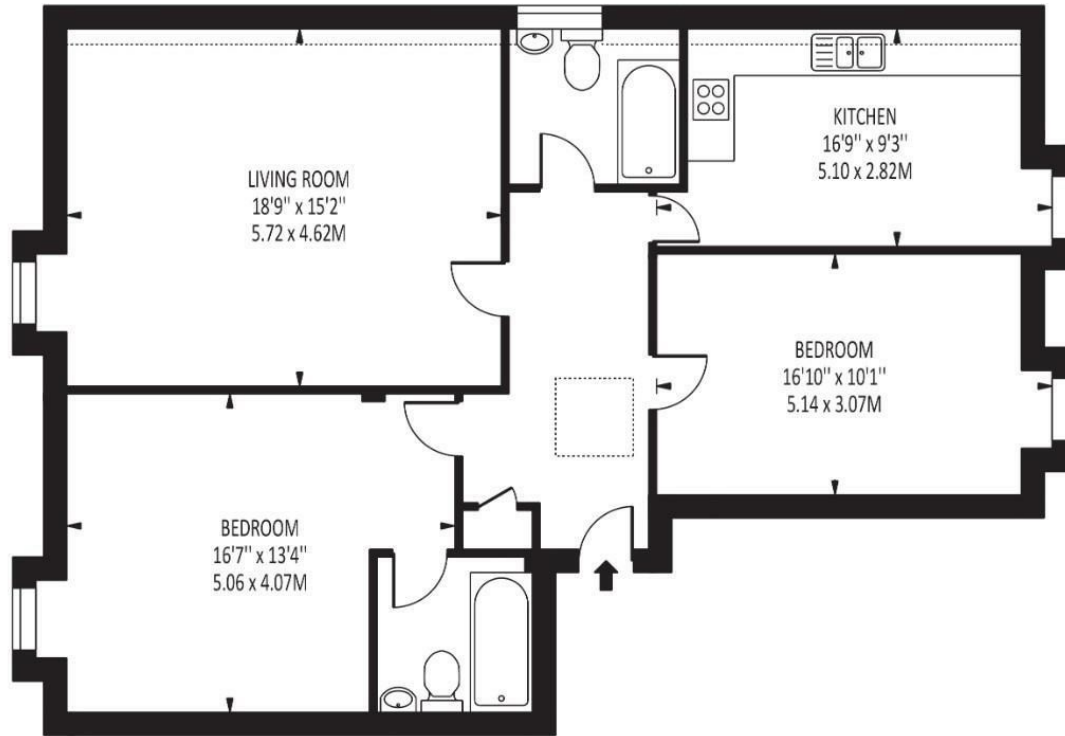




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**Sandhills**

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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | <b>78</b>               | <b>80</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 |                         |           |
| <b>England &amp; Wales</b>                  | 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.

