



The Heart, Walton-On-Thames, Surrey, KT12 1GA

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



£365,000 Leasehold

Located in The Heart of Walton on Thames is this corner apartment which are among the most popular in the development. Walton on Thames town centre has a fantastic range of shops and restaurants, the River Thames towpath is a short walk away and offers some wonderful riverside walks and public houses. Upon entering the building you are greeted by the concierge and there are both escalators and lifts to access the first floor. The immaculately presented accommodation briefly comprises entrance hall with two large built-in storage cupboards one of which houses the washing machine, spacious double aspect open plan living room/kitchen with a great range of units, built-in oven and hob, integrated dishwasher, built-in fridge/freezer set beneath the breakfast bar. The balcony spans the whole width of the living area measuring approx 17ft across and is accessed by sliding doors. The master bedroom has two built-in wardrobes and a luxuriously appointed shower room. The second bedroom is another good size double and is currently used as a great home office. The family bathroom completes the internal accommodation and comprises a matching three piece suite with shower over the bath complemented with contemporary tiling. Externally there are wonderful landscaped communal gardens and a secure underground parking space. Call Harmes Turner Brown Walton office on 01932 222266.

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Approximate Gross Internal Floor Area: 78 m sq / 836 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- FIRST FLOOR
- CORNER POSITION
- GENEROUS ENTRANCE HALL
- SPACIOUS OPEN PLAN LIVING/DINING KITCHEN
- GOOD SIZE BALCONY
- TWO DOUBLE BEDROOMS
- EN SUITE TO MASTER
- CONCIERGE SERVICE
- SECURITY ENTRYPHONE
- SECURE UNDERGROUND PARKING SPACE

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 error and emissions and they do not form part of any contract

