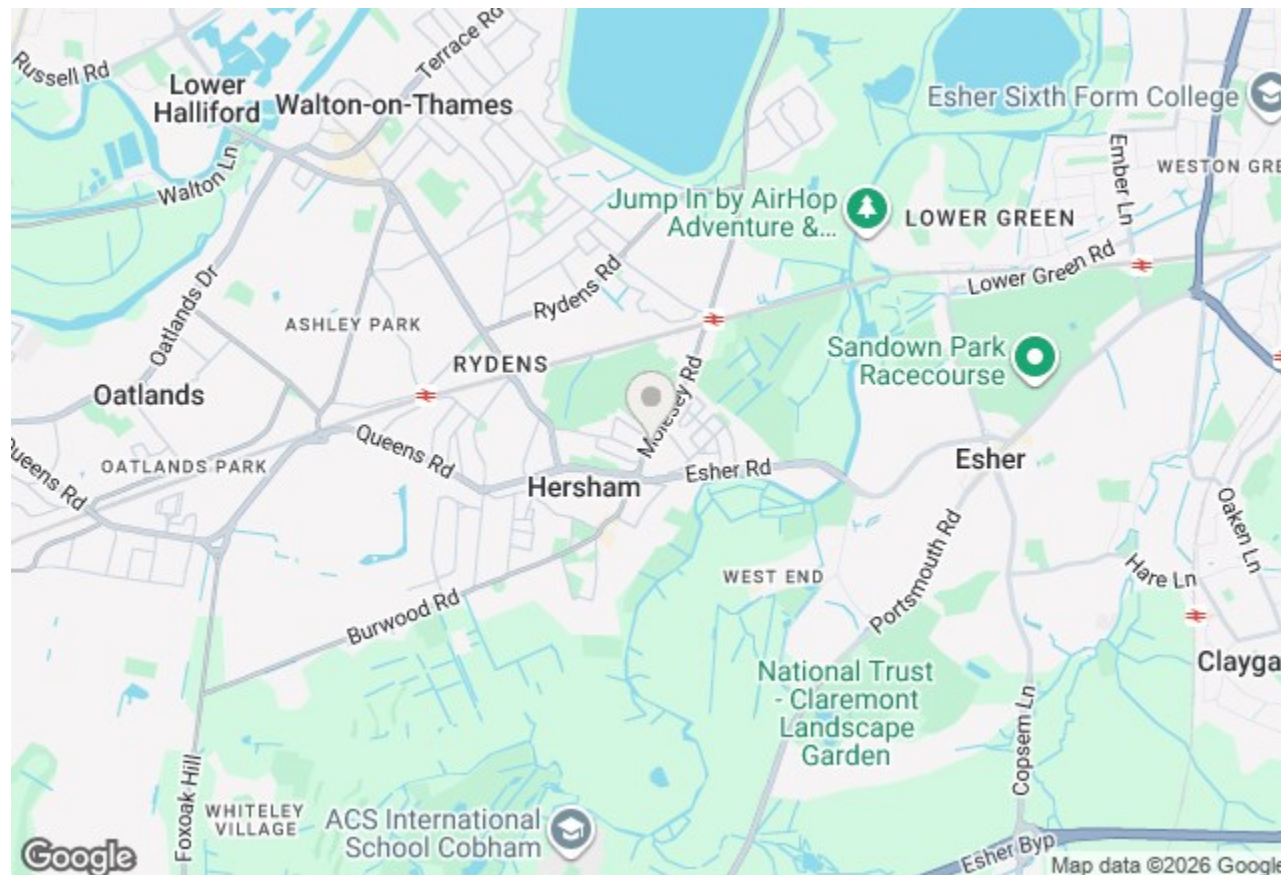


Harmes Turner Brown

106a, Molesey Road, Walton-On-Thames, Surrey, KT12 4RD

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	75
(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		
(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	



£1,300 Per Calendar Month

Harmes Turner Brown are pleased to offer this unique first floor apartment conveniently located within a short walk of Hersham Village centre and around 1/2 mile from Hersham mainline Station (London Waterloo Approx 30 minutes). The property briefly compromises a modern fitted kitchen with fitted oven hob and extractor hood, a modern tiled wet room with chrome finishing and double bedroom with double glazed windows throughout. The dining & living area is just off the kitchen with a stunning brick work feature wall. AVAILABLE NOW - COUNCIL TAX BAND B.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

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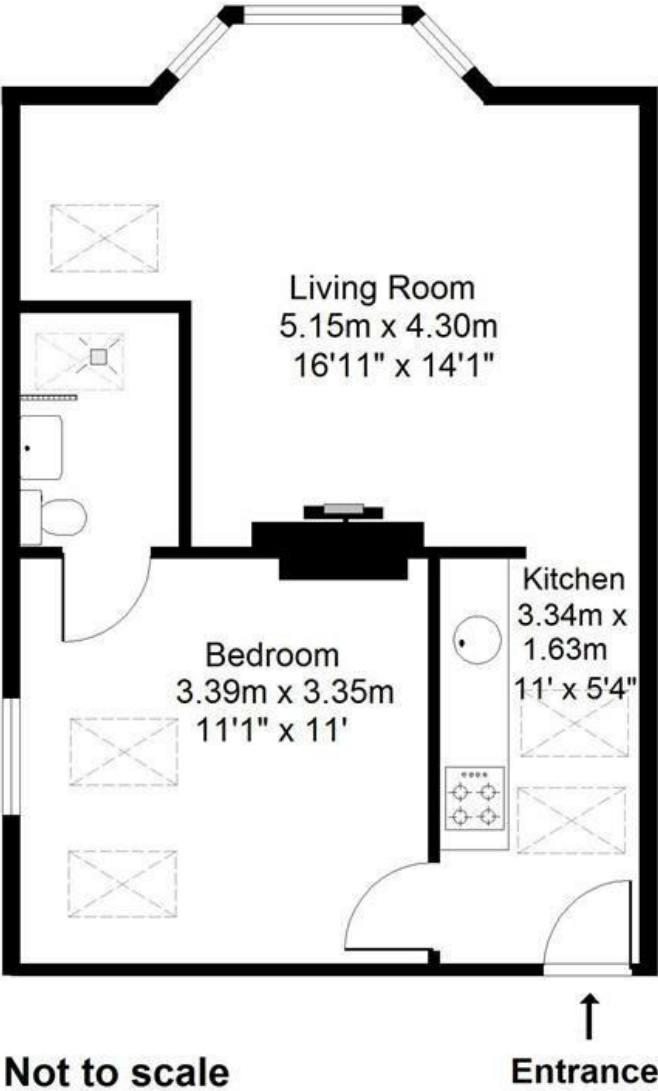


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Surrey KT8 0DP
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Molesey Road, Walton-On-Thames, Surrey, KT12 4RD

First Floor



Approximate Gross Internal Floor Area:
39m sq (419sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.

- NO ONWARD CHAIN
- ONE BEDROOM APARTMENT
- CLOSE TO STATION
- POTENTIAL BUY TO LET
- EXCEPTIONAL VALUE
- FIRST FLOOR
- CLOSE TO VILLAGE SHOPS