

332, The Heart, Walton-On-Thames, KT12 1GD

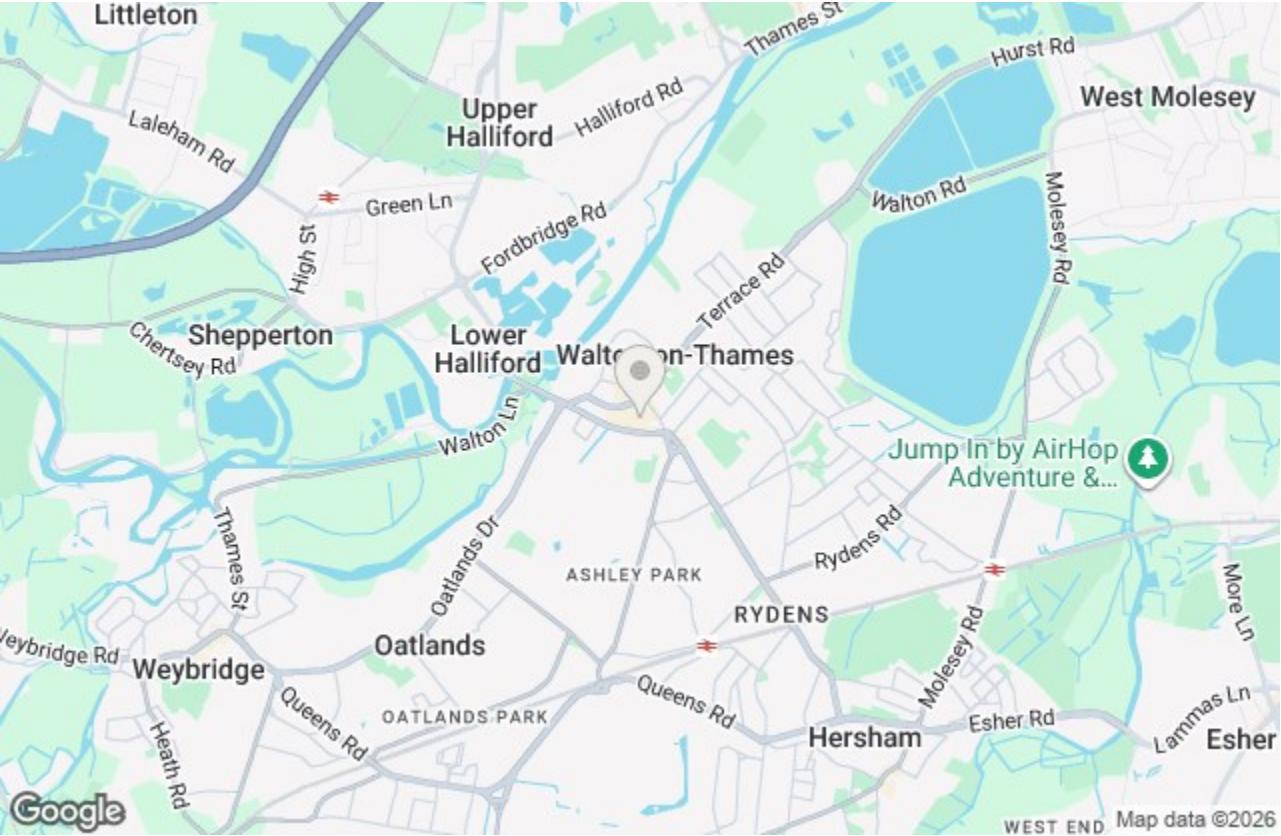
| Energy Efficiency Rating                    |                            |                                                                                   |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|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

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                     |
|-----------------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                           |
| Very environmentally friendly - lower CO2 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 CO2 emissions |                            |                                                                                     |
| England & Wales                                     | EU Directive<br>2002/91/EC |  |

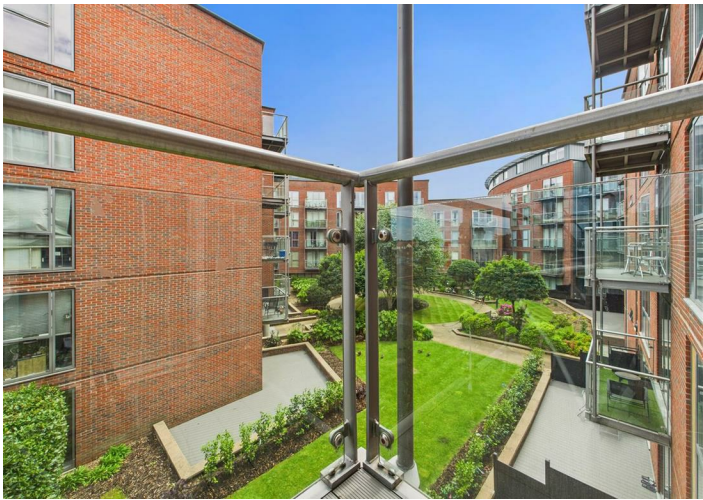
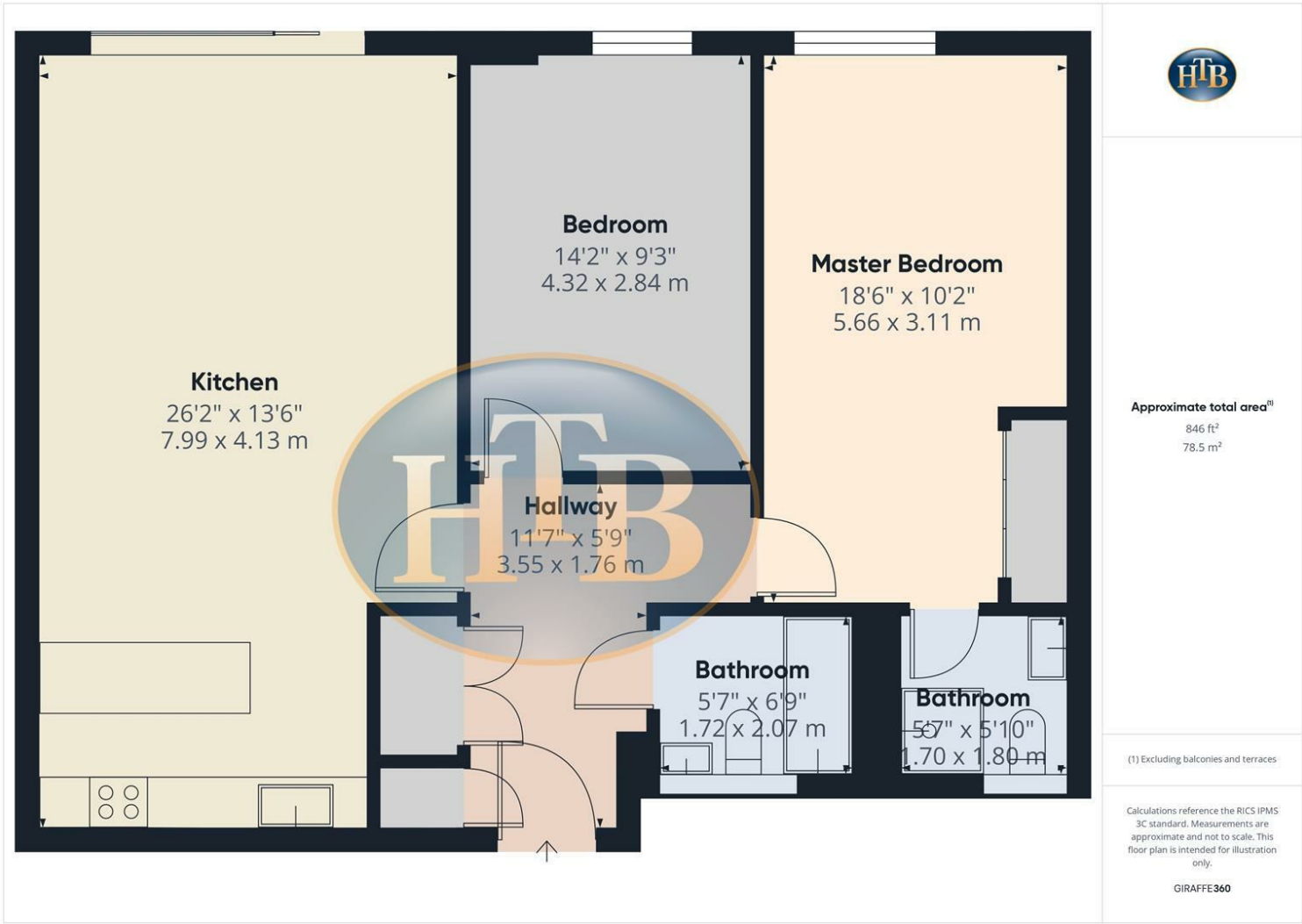


£280,000 Leasehold

- A spacious two-bedroom, two-bathroom apartment in the popular Heart of Walton development, with private balcony and gated parking.
- Located on the third floor, this well-maintained apartment offers bright, modern living in the centre of Walton-on-Thames. The generous living and dining space opens onto a private balcony overlooking the attractive communal gardens.
- The kitchen is wider than the typical layout for this development, providing excellent worktop space, good storage, and integrated appliances.
- The main bedroom is a comfortable double with built-in wardrobe and its own ensuite shower room. The second bedroom is also a good size, perfect for guests, children, or as a dedicated home office.
- Additional benefits include secure, gated underground parking for one car, on-site security and concierge service, and well-kept communal areas.



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- SPACIOUS TWO-BEDROOM, TWO-BATHROOM APARTMENT IN THE HEART OF WALTON DEVELOPMENT
- PRIVATE BALCONY OVERLOOKING ATTRACTIVE COMMUNAL GARDENS
- MAIN BEDROOM WITH BUILT-IN WARDROBE AND ENSUITE SHOWER ROOM
- SECURE GATED UNDERGROUND PARKING, ON-SITE SECURITY AND CONCIERGE SERVICE
- NO CHAIN
- THIRD-FLOOR POSITION WITH BRIGHT, MODERN LIVING SPACES
- WIDER-THAN-AVERAGE KITCHEN WITH INTEGRATED APPLIANCES AND AMPLE STORAGE
- GOOD-SIZED SECOND BEDROOM IDEAL FOR GUESTS OR HOME OFFICE
- CENTRAL LOCATION CLOSE TO SHOPS, RESTAURANTS, EVERYMAN CINEMA AND MAINLINE STATION
- LARGER THAN AVERAGE OPEN PLAN KITCHEN

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

