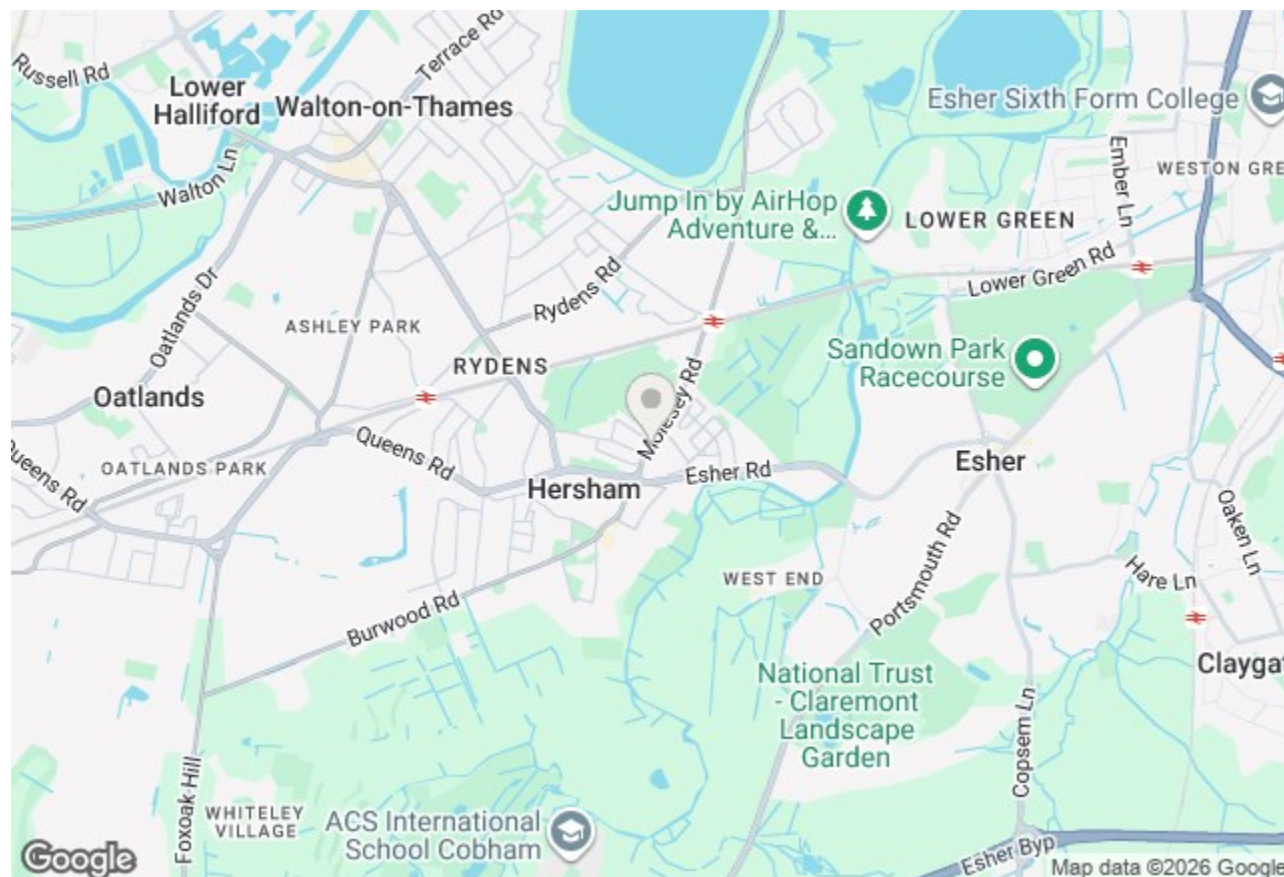


# Harmes Turner Brown

## 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                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             |                         | 33        |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
|                                                                 |                         | 31        |
| 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](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

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

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto: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

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

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

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



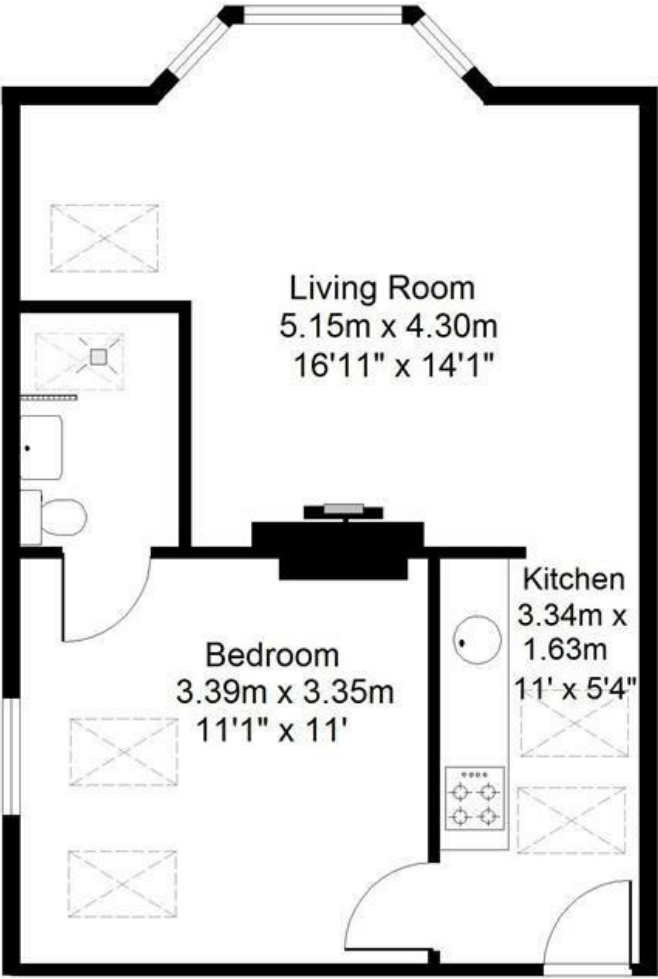
Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

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



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

First Floor



Not to scale

Entrance

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