

13, Claire Court, Walton on Thames, Surrey, KT12 3BW

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(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 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	68
(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



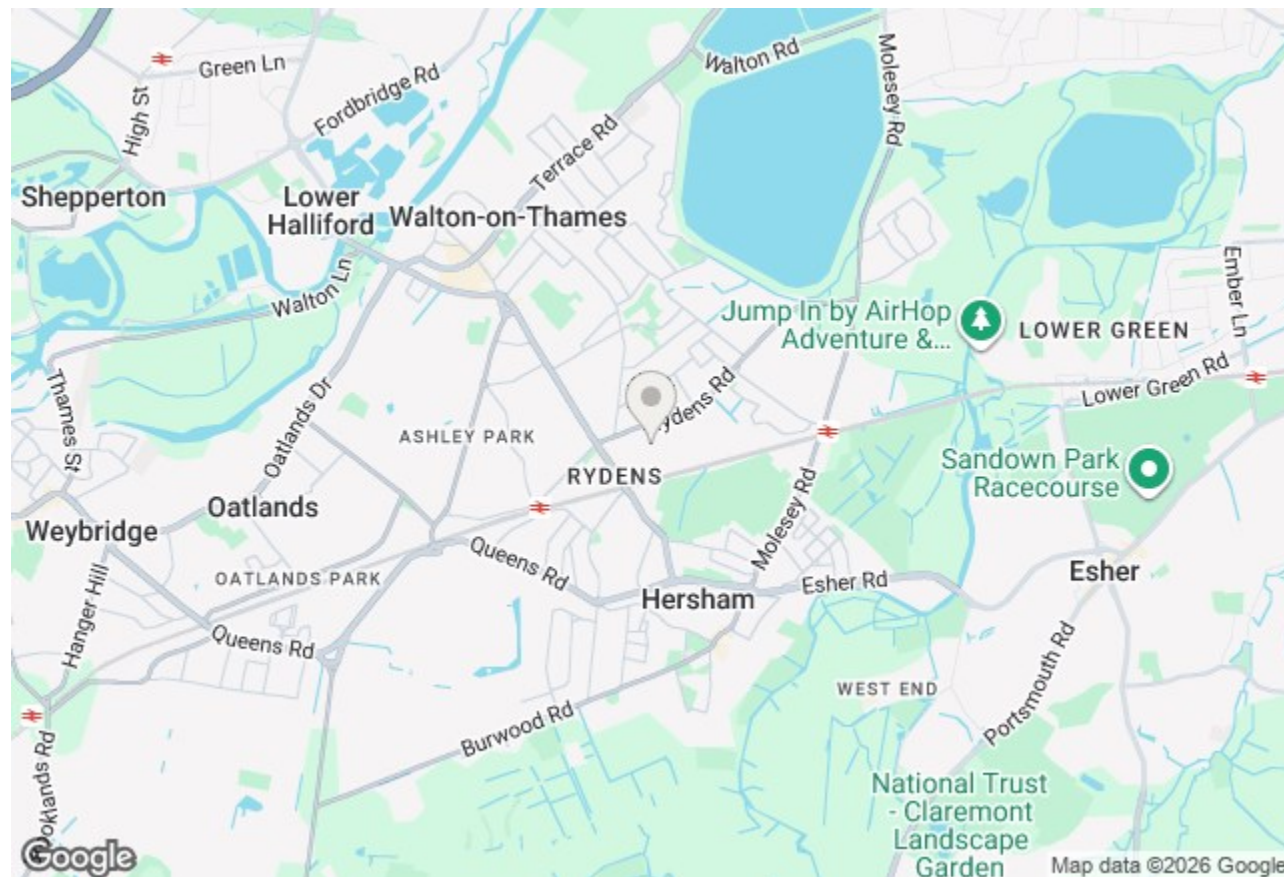
£225,000 Leasehold

Conveniently positioned within easy reach of local amenities in Walton on Thames, this charming top-floor flat at Claire Court offers a perfect blend of comfort and convenience. With one spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The flat features a generous living room that provides ample space for relaxation and entertaining, complemented by a well-appointed kitchen boasting a good range of fitted units.

The bathroom is thoughtfully designed, featuring a shower over the bath, ensuring both practicality and comfort. One of the standout features of this property is the availability of residents parking along with a garage located in a nearby block, providing additional storage or parking options.

Situated just a short walk from Walton on Thames station, residents will enjoy easy access to transport links, making commuting a breeze. Local shops and amenities are also within close proximity, enhancing the appeal of this location for everyday living.

Offered with no onward chain, this flat presents a fantastic opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a low-maintenance property, this flat is sure to impress. Don't miss the chance to make this delightful home your own.



Claire Court, Walton on Thames, Surrey, KT12 3BW



- NO ONWARD CHAIN
- GARAGE
- TOP FLOOR APARTMENT
- ONE DOUBLE BEDROOM
- SHORT WALK TO TOWN CENTRE & WALTON ON THAMES STATION
- EPC D