

## 42, Terrace Road, Walton-On-Thames, KT12 2SE

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### £290,000 Leasehold

Harmes Turner Brown are pleased to present this ground floor two-bedroom apartment, ideally suited for first-time buyers, downsizers or investors alike.

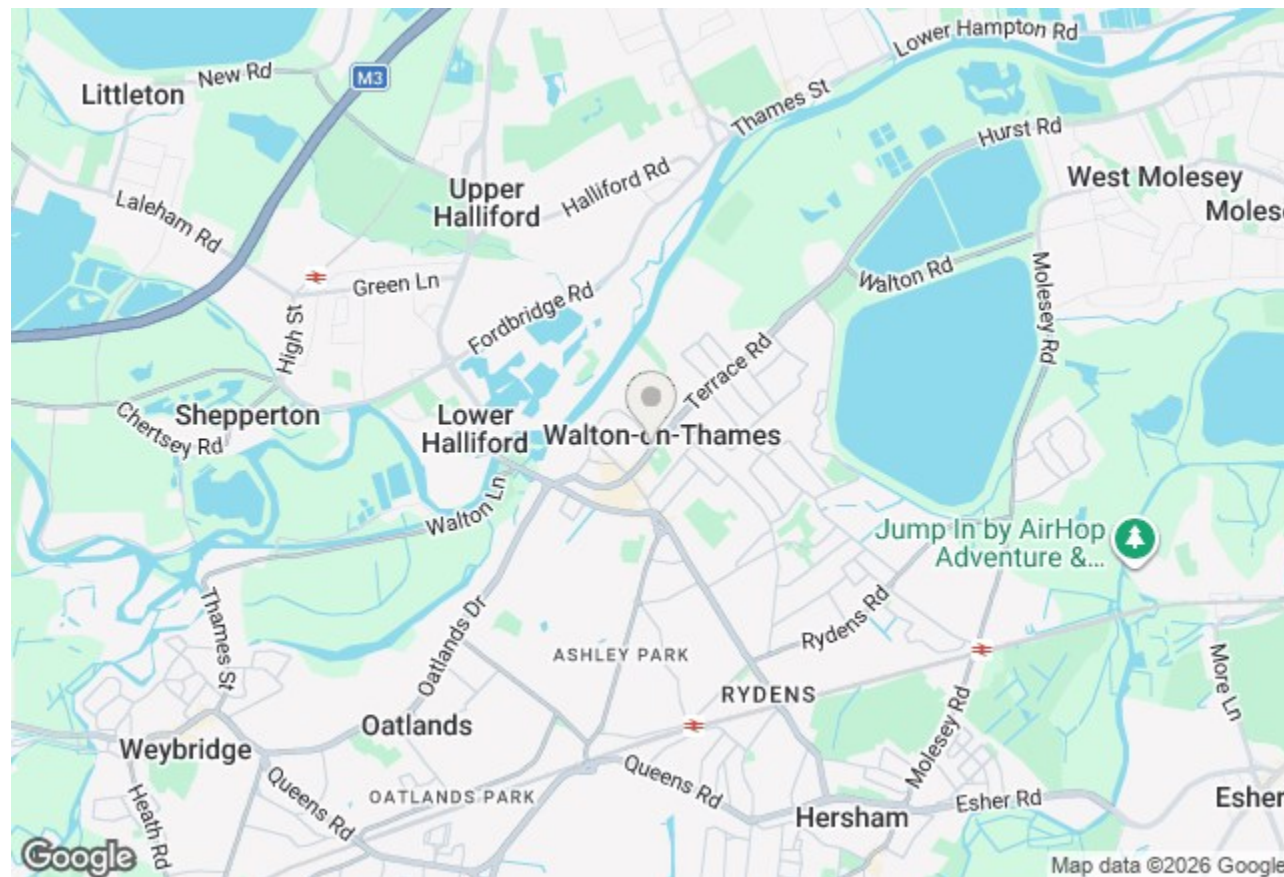
The property offers a spacious open plan kitchen/dining/living area, creating a bright and sociable space perfect for both everyday living and entertaining. The kitchen is well laid out with ample storage and worktop space, flowing seamlessly into the living area.

There are two bedrooms, including a generous principal bedroom benefiting from built-in storage and an en-suite shower room. The second bedroom is ideal as a guest room, home office or additional bedroom, and is served by a modern family bathroom.

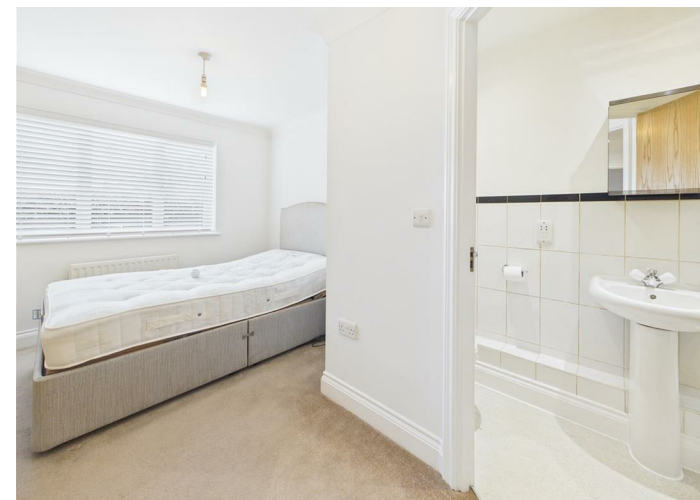
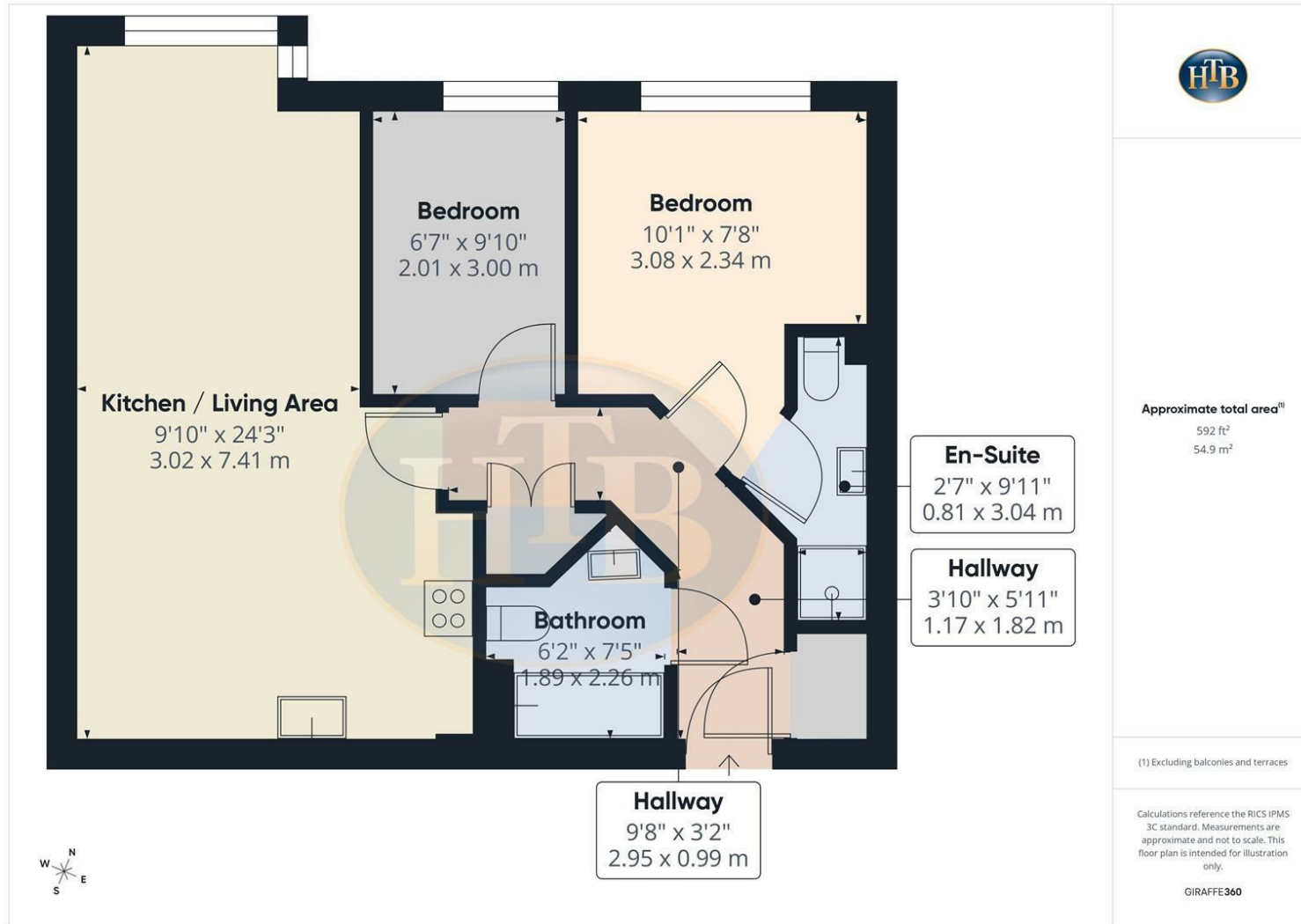
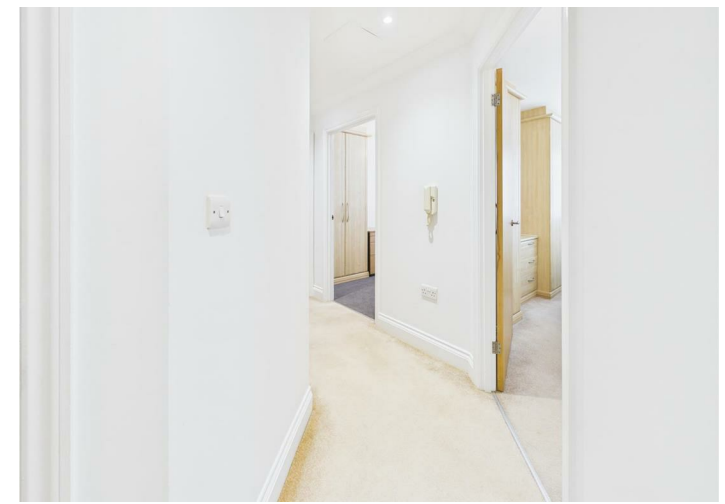
Externally, the property is set within a well-maintained development and benefits from allocated parking.

Further benefits include gas central heating, double glazing and a convenient ground floor position.

Call our Walton on Thames branch to view.



# Terrace Road, Walton-On-Thames, KT12 2SE



- NO CHAIN
- SHORT WALK TO TOWN CENTRE
- MASTER BEDROOM WITH EN-SUITE
- BRIGHT AND AIRY LIVING ACCOMMODATION
- COUNCIL TAX BAND D
- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- WELL PRESENTED THROUGHOUT
- EXCELLENT TRANSPORT LINKS NEARBY
- IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- CLOSE TO THE RIVER THAMES TOW PATH