

| Energy Efficiency Rating                    |               |                                                                                                           |
|---------------------------------------------|---------------|-----------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                 |
| Very energy efficient - lower running costs |               |                                                                                                           |
| (92 plus) A                                 | <div>55</div> | <div>80</div>                                                                                             |
| (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 <sub>2</sub> ) Rating                  |               |                                                                                                             |
|-----------------------------------------------------------------|---------------|-------------------------------------------------------------------------------------------------------------|
|                                                                 | Current       | Potential                                                                                                   |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |               |                                                                                                             |
| (92 plus) A                                                     | <div>35</div> | <div>68</div>                                                                                               |
| (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 |               |                                                                                                             |
| England & Wales                                                 |               | EU Directive 2002/91/EC  |

## 1a, Lindley Road, Walton-On-Thames, Surrey, KT12 3EZ



£220,000 Leasehold

\*\*1A Lindley Road, Walton-on-Thames, KT12 3EZ\*\*

Ideally positioned just a short walk from Hersham mainline station, this well-presented one-bedroom apartment represents a fantastic opportunity for first-time buyers, commuters and investors alike.

The accommodation is arranged on the first floor and offers a good-sized living room leading through to a fitted kitchen. The double bedroom benefits from built-in wardrobes, while the landing provides an excellent range of additional built-in storage cupboards.

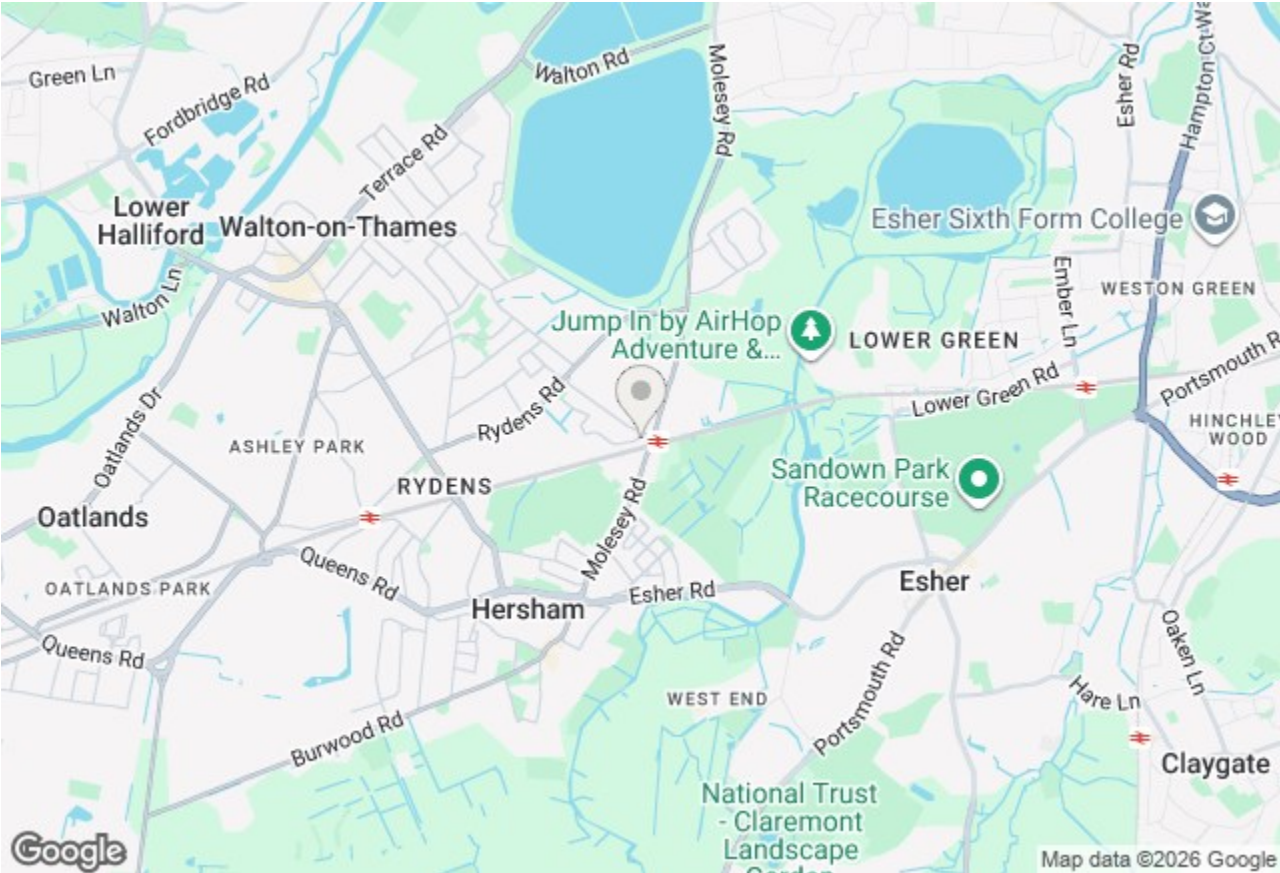
A bathroom with a matching three-piece suite completes the internal accommodation.

Externally, the property benefits from attractive communal gardens together with the added advantage of a garage located in a nearby block.

With Hersham station just a few minutes' walk away, providing excellent links into London, the property is ideally suited to commuters. Local shops and amenities are also within easy reach.

\*\*An excellent first-time purchase or investment opportunity in a highly convenient location.\*\*

To arrange your viewing, call Harmes Turner Brown Walton on \*\*01932 222266\*\*.



INDEPENDENT ESTATE AGENTS

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- DOUBLE BEDROOM
- GARAGE
- UNFURNISHED
- BEDROOM WITH STORAGE
- FEW MINUTES WALK FROM STATION
- AVAILABLE NOW
- FIRST FLOOR MAISONETTE
- POPULAR LOCATION