

Flat 4, Pembroke Avenue, Walton-On-Thames, KT12 4NT

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 2002/91/EC	

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



£225,000 Leasehold - Share of Freehold

SHARE OF FREEHOLD - NO CHAIN - This bright and well-maintained first-floor maisonette is ideally located for both Hershams station and village amenities, making it a practical and convenient choice for commuters and local living alike. The property is offered to the market with no onward chain.

Internally, the accommodation comprises a well-proportioned double bedroom, a modern three-piece bathroom, and a contemporary fitted kitchen which opens directly into the living and dining area. Large windows in the lounge create a light and airy feel throughout the main living space.

A notable benefit is the fully boarded loft space, providing excellent storage — a feature rarely found in properties of this type. The flat also enjoys a designated parking space and is sold with a share of freehold, with the option for the buyer to become a director of the management company if desired.

The property has been subject to several recent improvements, including brand new FENSA-certified windows with trickle vents, a new consumer unit with a satisfactory EICR, and a new extractor fan, offering reassurance for incoming buyers.

Further highlights include:

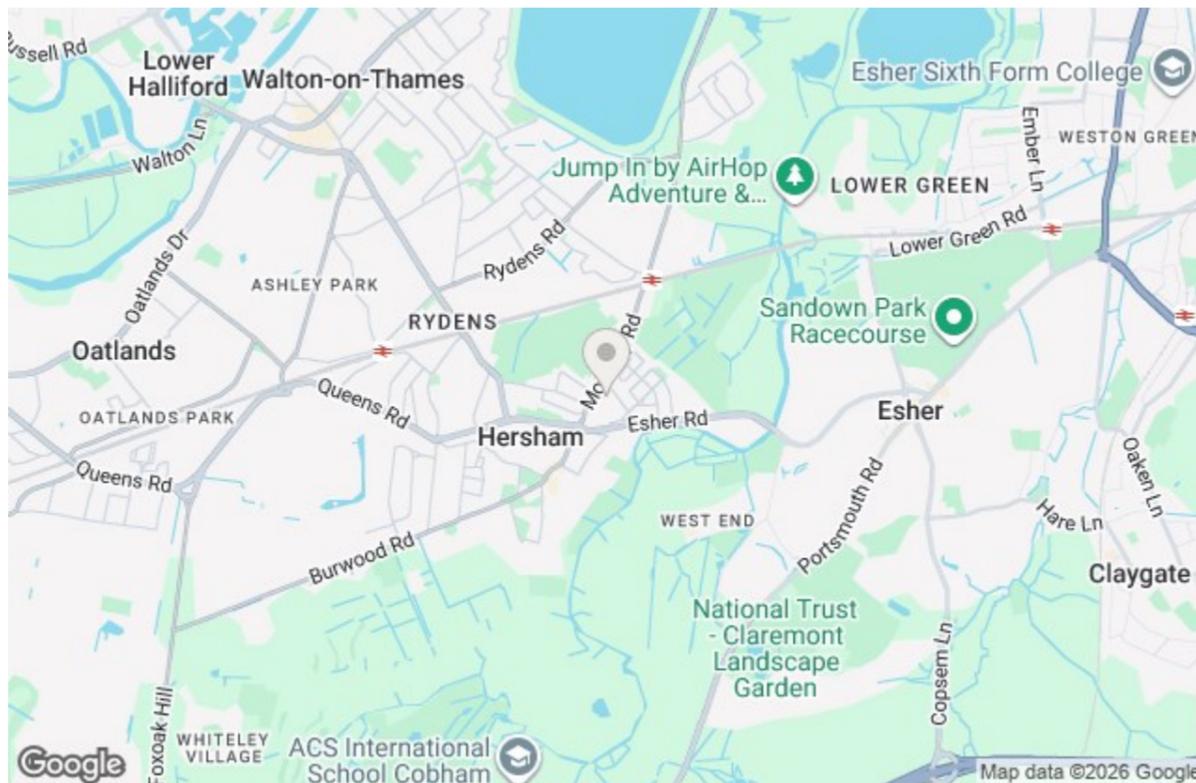
Approximately a 10-minute walk to Hershams station with direct services into London Waterloo

Short walk to supermarkets, local shops, Coronation Recreation Ground and Hershams village

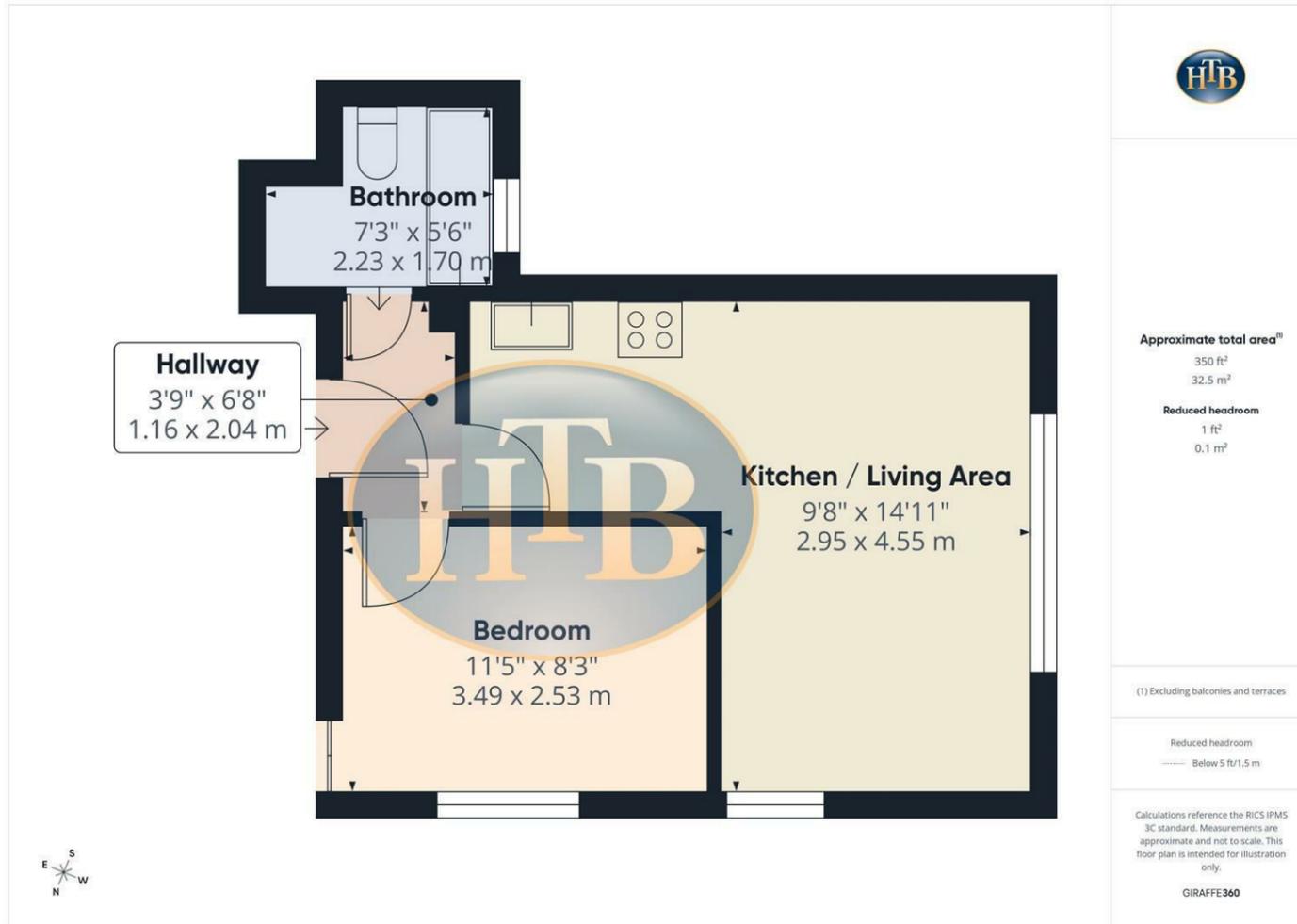
Low service charges, covering building insurance

Managed by Mandeville Property Management

An excellent opportunity for first-time buyers, downsizers or investors seeking a low-maintenance home in a well-connected Surrey location.



Pembroke Avenue, Walton-On-Thames, KT12 4NT



- FIRST FLOOR MAISONETTE
- MODERN OPEN-PLAN KITCHEN / LIVING / DINING ROOM
- FULLY BOARDED LOFT SPACE FOR STORAGE
- SHORT WALK TO HERSHAM STATION AND VILLAGE
- SHARE OF FREEHOLD
- DOUBLE BEDROOM
- BRIGHT AND AIRY WITH LARGE WINDOWS
- DESIGNATED PARKING SPACE
- OFFERED WITH NO ONWARD CHAIN

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