

Manor Place, Bridge Street, Walton-On-Thames, KT12 1AB

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		
	78	80
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	



£175,000 Leasehold

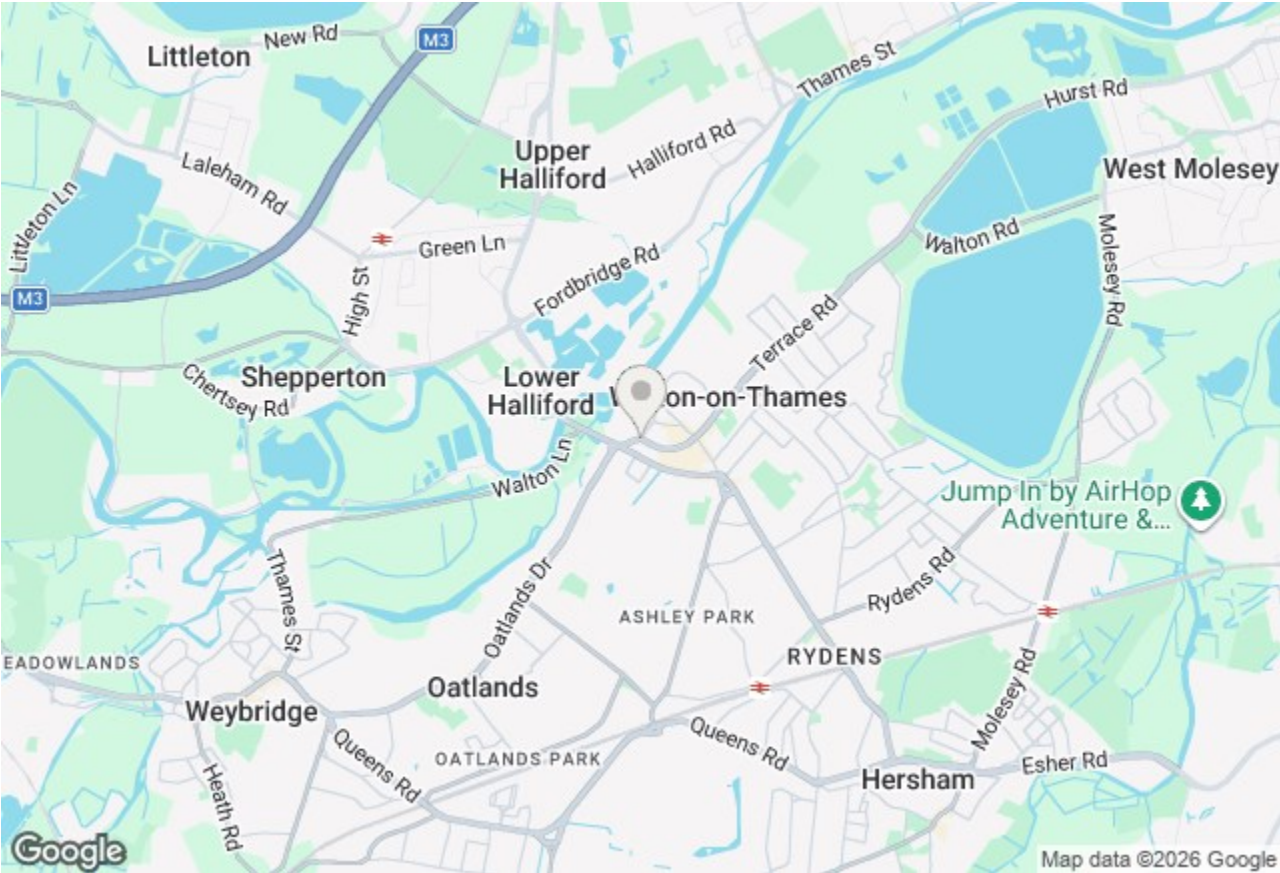
Nestled in the heart of Walton-On-Thames, this charming two-bedroom flat offers a delightful living experience tailored for those aged over 55. Situated on the second floor of a purpose-built block, the property is easily accessible via a convenient lift service, ensuring comfort and ease for its residents.

Upon entering the property, you will find a spacious reception room with an open plan kitchen that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, ideal for accommodating family or friends. The bathroom is thoughtfully designed to meet the needs of modern living.

One of the standout features of this property is its prime location in the town centre, allowing residents to enjoy the vibrant local amenities, including shops, cafes, and parks, all within easy reach. Additionally, the flat is offered with no onward chain, making the purchasing process straightforward and hassle-free.

Residents will benefit from a range of communal facilities, including a concierge service, a communal laundry room, and inviting residents' lounges, fostering a sense of community among neighbours. The beautifully maintained communal gardens provide a serene outdoor space, perfect for enjoying the fresh air or socialising with fellow residents.

This exclusive flat presents an excellent opportunity for those seeking a comfortable and convenient lifestyle in a welcoming environment. With its desirable location and thoughtful amenities, this property is not to be missed.



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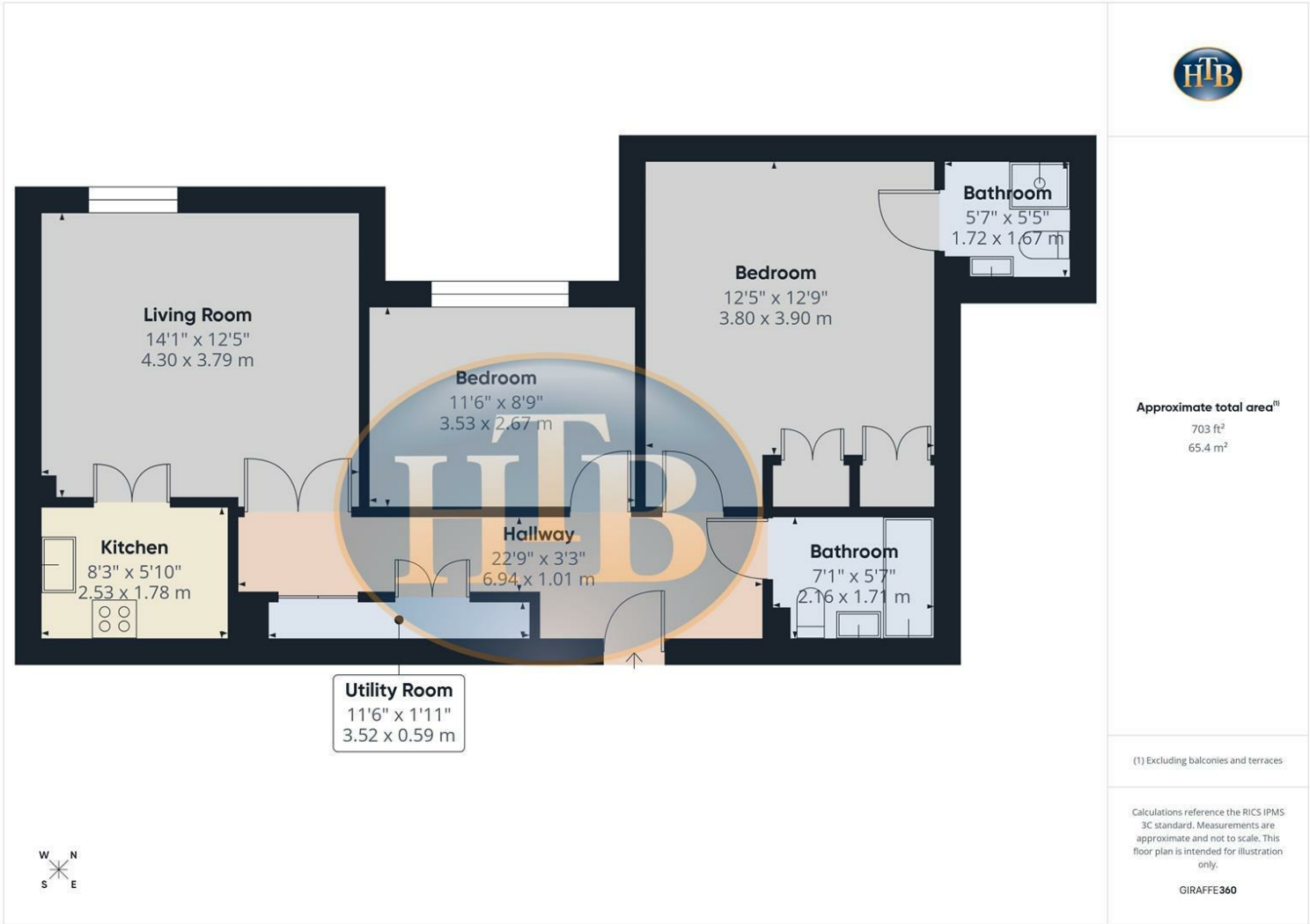
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Bridge Street, Walton-On-Thames, KT12 1AB



- TWO DOUBLE BEDROOMS
 - COMMUNAL RESIDENTS LOUNGE
 - NO ONWARD CHAIN
 - MODERN FITTED KITCHEN
 - EXCLUSIVE TO OVER 55'S
- SECOND FLOOR APARTMENT
 - COMMUNAL LAUNDRY AND BEAUTIFUL COMMUNAL GARDENS
 - ENSUITE TO MASTER BEDROOM
 - MODERN BATHROOM
 - EXCEPTIONAL VALUE