



Flat 12, Thames Walk, Walton on Thames, Surrey, KT12 2DL

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	78
(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	85	87
(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	



Per Calendar Month £1,250 Per Calendar Month

OPEN DAY TUESDAY 3RD FEB - call to book an appointment. We are delighted to offer this one bedroom purpose built apartment located within this popular private gated development just a moments walk from Walton town centre & the River Thames. This beautifully presented first floor home includes an entrance hallway, bright and airy living/dining room with feature sky light, open plan modern fitted kitchen with built in dishwasher, washer/dryer plus oven, hob and hood. The master bedroom also includes a feature sky light and fitted wardrobes whilst the family bathroom is fitted with a modern white three piece suite. Externally the communal grounds are well maintained with allocated parking for residents. This flat has a reserved space within the carport and there are two visitors bays available. Call HTB now on 01932 222266. EPC rating . Council tax band C. Available 21st Feb - unfurnished.



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- TOWN CENTRE LOCATION
 - FIRST FLOOR
 - CLOSE TO RIVER THAMES
 - EPC RATING
- MODERN PROPERTY
 - ALLOCATED PARKING
 - COUNCIL TAX BAND C
 - AVAILABLE 21/02/26