



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	



£229,950 Leasehold - Share of Freehold

SHARE OF FREEHOLD - NO CHAIN - This bright and well-maintained first-floor maisonette is ideally located for both Hersham 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.

