



76, Cottimore Lane, Walton on Thames, Surrey, KT12 2BW

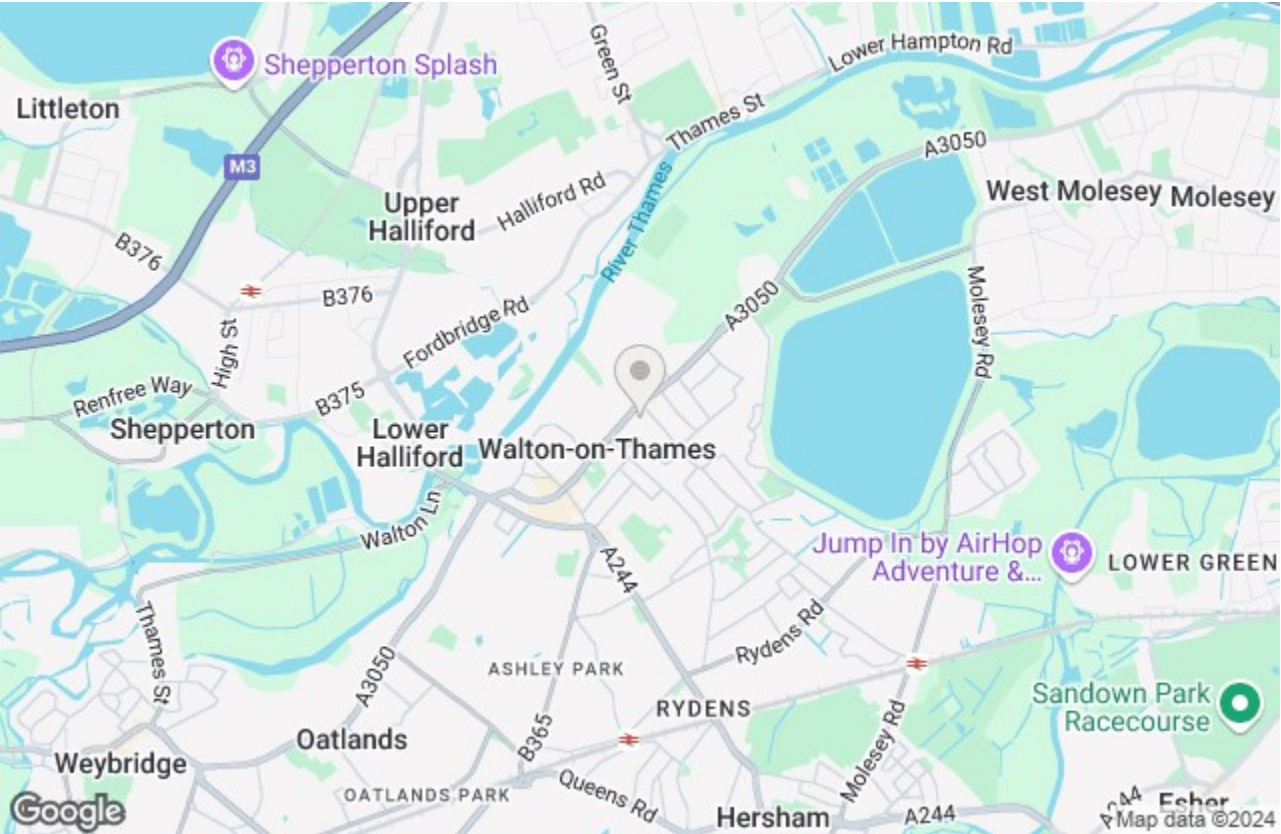
| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 75 | 78 |
| 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 | | |
| | 77 | 81 |
| England & Wales | EU Directive 2002/91/EC  | |

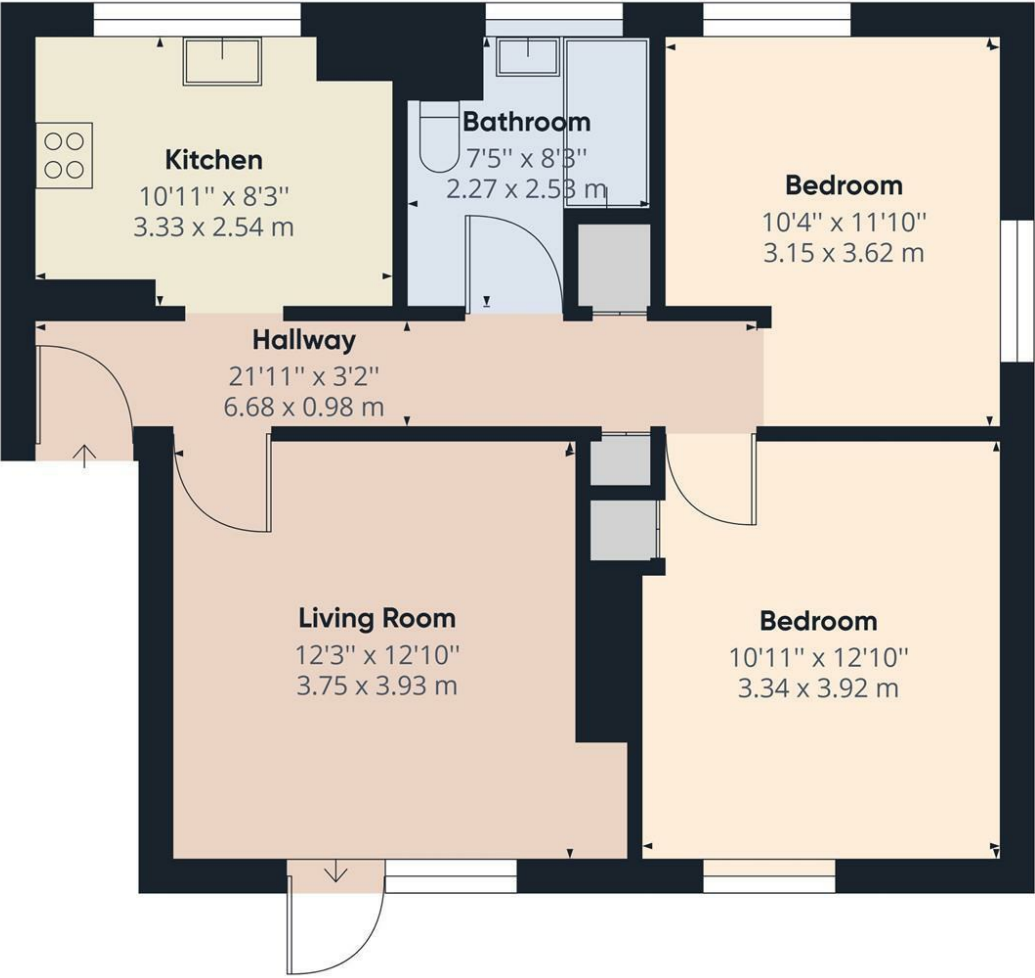


£265,000 Leasehold

We are delighted to offer this purpose built two bedroom first floor apartment conveniently located just a short walk from Walton town centre. Offered for sale with no onward chain, this spacious apartment briefly includes communal entrance with entry phone system, hallway providing access to all room and ample storage. The living room is a generous size as are both bedrooms with the lounge offering access to the private balcony. The kitchen/breakfast room is fitted with a good range of eye and base level units and drawers. The modern bathroom is fitted with a three piece white suite with modern tiling. In all a good size apartment, currently rented so making an ideal buy to let or first time buy. Contact our Walton office for an appointment to view on 01932 222266. EPC



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Approximate total area⁽¹⁾
646.57 ft²
60.07 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

- TWO DOUBLE BEDROOMS
- FIRST FLOOR
- FITTED KITCHEN
- IDEAL BUY TO LET OR FIRST TIME BUY
- EPC C
- NO ONWARD CHAIN
- PRIVATE BALCONY
- MODERN BATHROOM
- CLOSE TO TOWN

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