

Downham Court, Long Lodge Drive, Walton-On-Thames, Surrey, KT12 3BZ

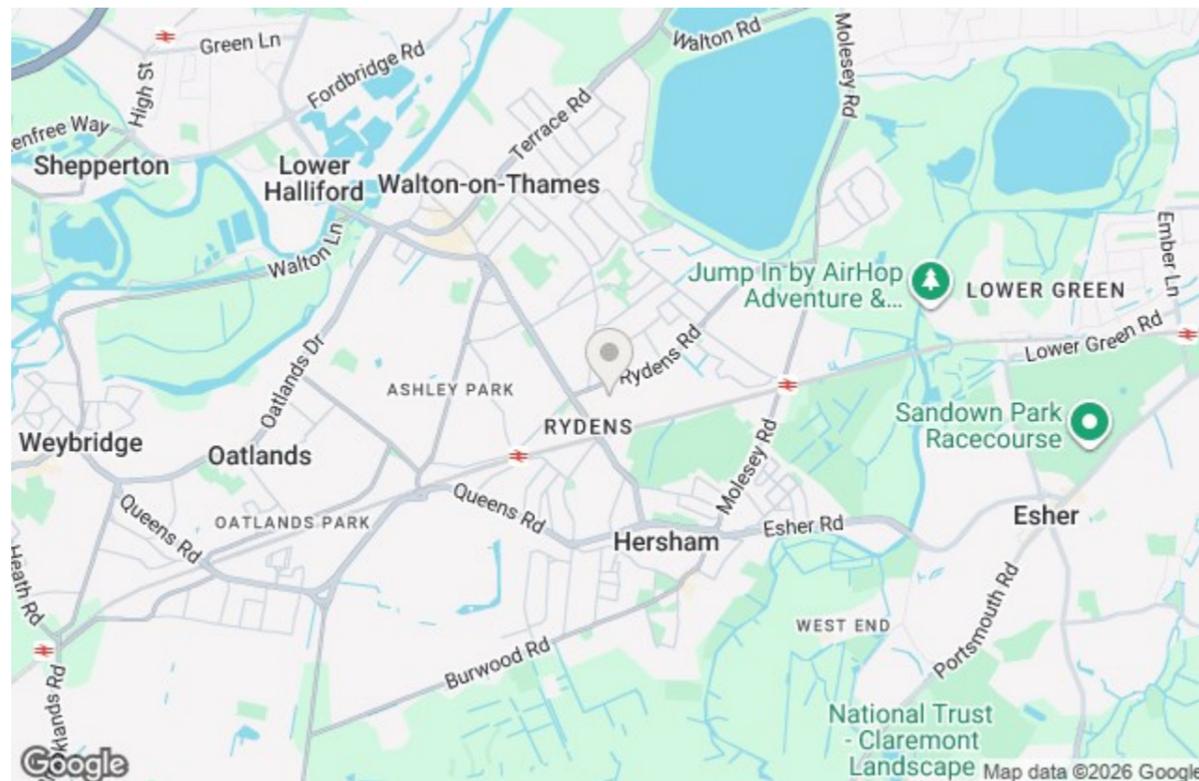


Per Calendar Month £1,695 Per Calendar Month

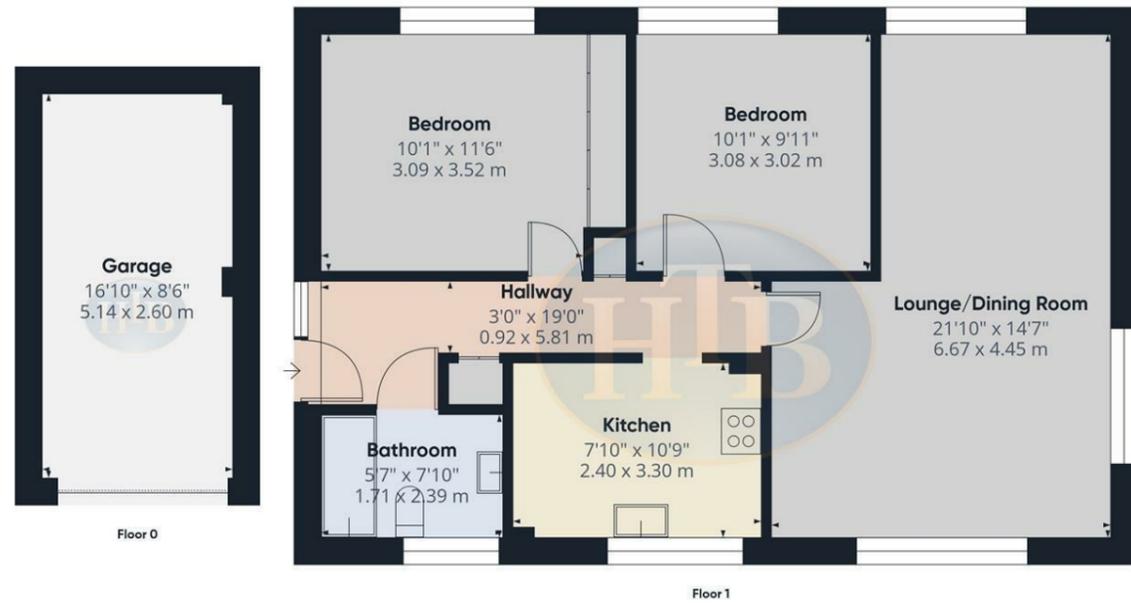
Harmes Turner Brown are delighted to offer this spacious two bedroom top floor flat in a pleasant building situated perfectly for the station and local amenities. The accommodation consists of a modern family bathroom, a large modern kitchen with appliances included, two double bedrooms and a very generous living room with space enough to use as a dining area. This property has the added advantage of use of a loft space, garage and parking included. Available NOW. Council tax band D. Please call 01932 222266 to arrange a viewing.

| 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 | | |



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Approximate total area⁽¹⁾
866 ft²
80.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- AVAILABLE NOW
- GARAGE
- SHORT WALK TO WALTON STATION
- GREAT SIZE LOUNGE/DINING ROOM
- TOP FLOOR APARTMENT

- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- LOCATED IN THE POPULAR RYDENS AREA

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

