

20, Oakdene Court, Walton-On-Thames, KT12 1PD

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		
	77	81
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 	



£310,000 Leasehold

Vacant Possession & No Onward Chain – Ready to Move!

Welcome to this beautifully presented two-bedroom apartment located in the desirable Oakdene Court, Walton-On-Thames. Situated on the second floor, this purpose-built apartment offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

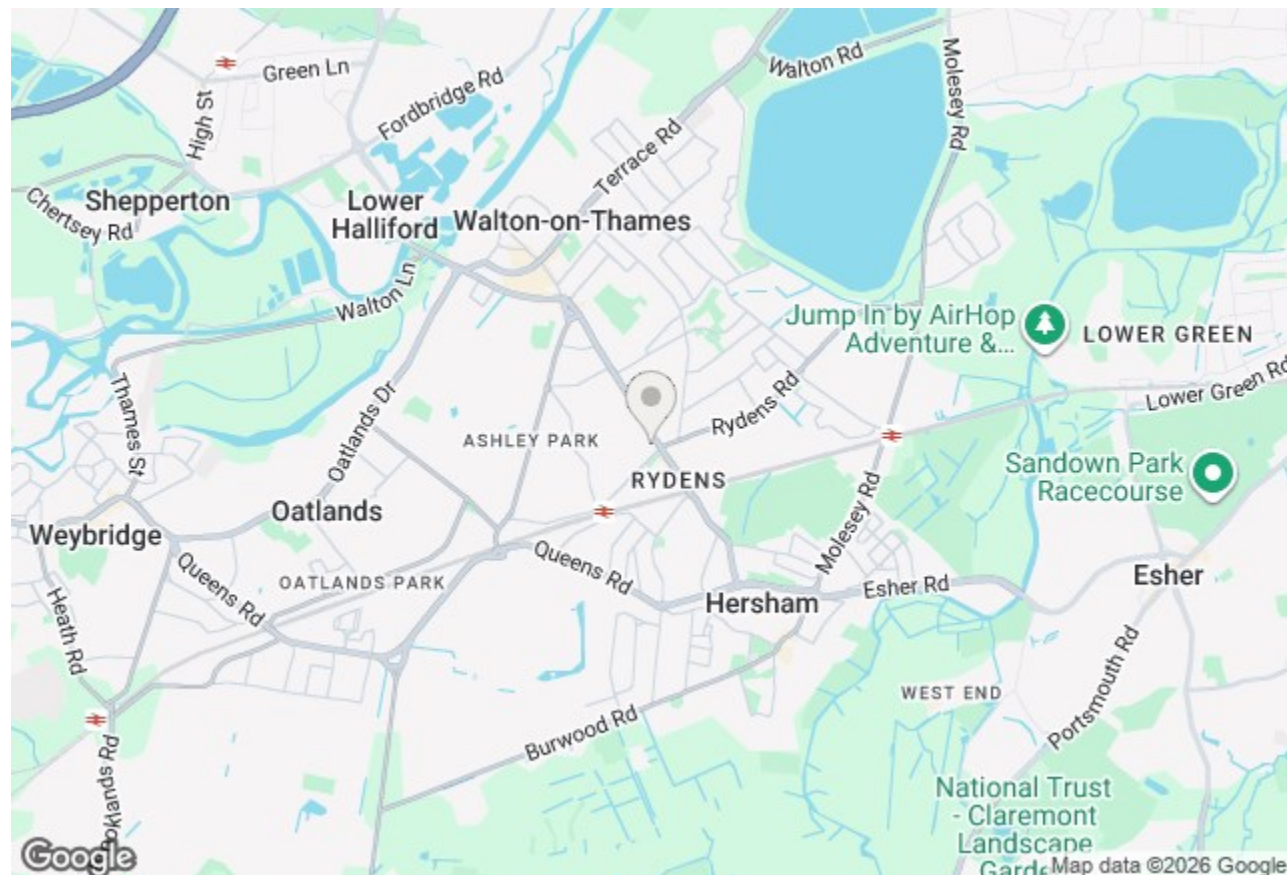
As you enter, you are greeted by a spacious reception hall with access to all accommodation including the reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The modern fitted kitchen is a highlight of the property, equipped with contemporary appliances and ample storage, making it a joy for any home cook.

The apartment features two well-proportioned bedrooms, providing plenty of space for rest and relaxation. The four-piece bathroom is a luxurious addition, complete with a separate shower cubicle, ensuring that you have all the amenities you need for your daily routine.

For those who require parking/storage there is a garage located in a nearby block, offering additional storage or parking options.

One of the standout features of this apartment is its prime location, just a short distance from Walton mainline station. This provides excellent transport links to London and beyond, making it a perfect choice for commuters.

In summary, this charming two-bedroom apartment in Oakdene Court is a wonderful opportunity to enjoy modern living in a sought-after area. With its stylish interiors, convenient amenities, and proximity to transport links, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this delightful property your new home.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

Walton Branch
45A High Street
Walton on Thames
Surrey KT12 1DH
01932 222266

sales@htbproperty.com
lettings@htbproperty.com



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch
45 Walton Road
East Molesey
Surrey KT8 0DP
0208 001 8385

Oakdene Court, Walton-On-Thames, KT12 1PD



- TWO DOUBLE BEDROOMS - Vacant Possession & No Onward Chain – Ready to Move!
- GARAGE IN NEARBY BLOCK
- BRIGHT AND AIRY LIVING ROOM/DINING ROOM
- MODERN FOUR PIECE BATHROOM WITH SEPARATE SHOWER CUBICLE
- CUL DE SAC CLOSE TO WALTON MAINLINE STATION
- BEAUTIFULLY PRESENTED THROUGHOUT WITH LARGE ADDITIONAL STORAGE CUPBOARD IN HALLWAY
- EXTRA LARGE PRIVATE BALCONY OVERLOOKING WELL KEPT COMMUNAL GARDENS
- MODERN FITTED KITCHEN
- NEWLY DECORATED AND BRAND NEW FLOORING THROUGHOUT
- SHOPS AND POPULAR SCHOOLS JUST A WALK AWAY

