

## 2a, Carlton Road, Walton-On-Thames, KT12 2DF

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>70</b>	<b>77</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



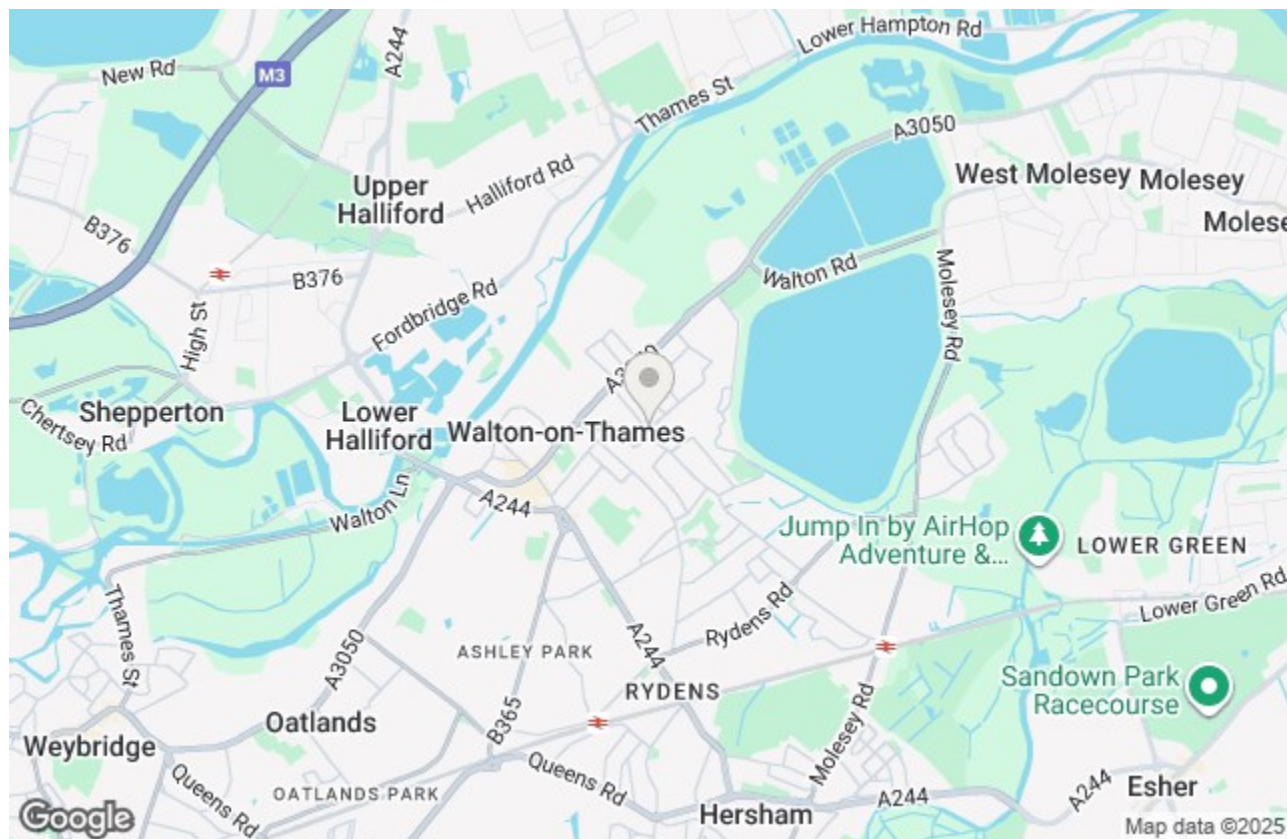
**£295,000 Leasehold**

Nestled on Carlton Road in the charming town of Walton-On-Thames, this delightful ground floor apartment offers a perfect blend of comfort and convenience. With one spacious bedroom well-appointed kitchen and bathroom, this property is ideal for individuals or couples seeking a tranquil living space.

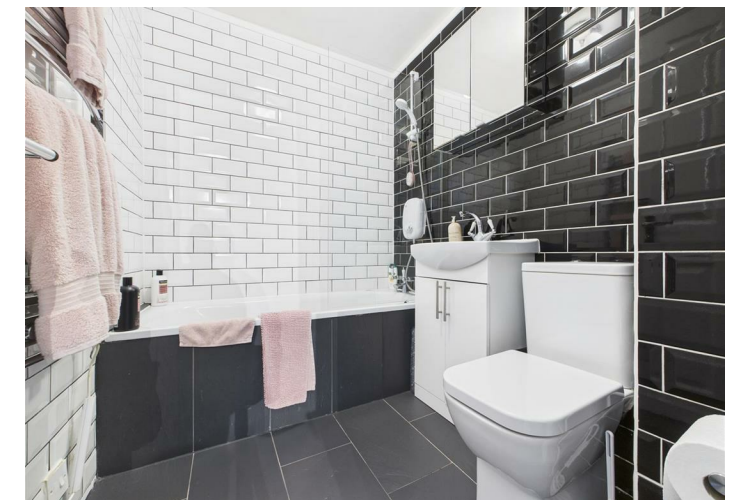
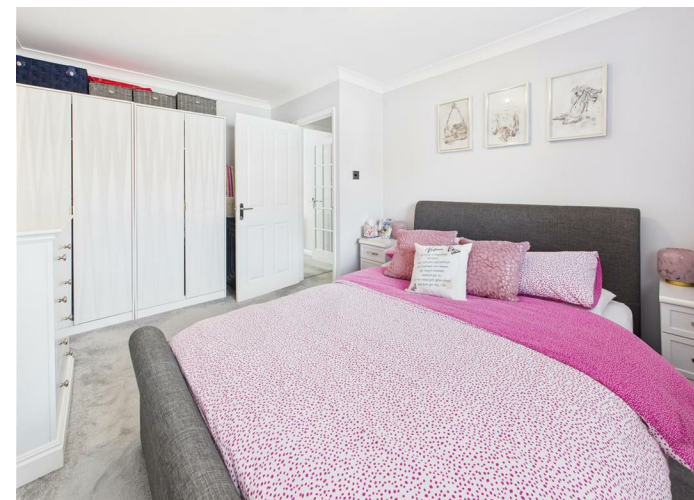
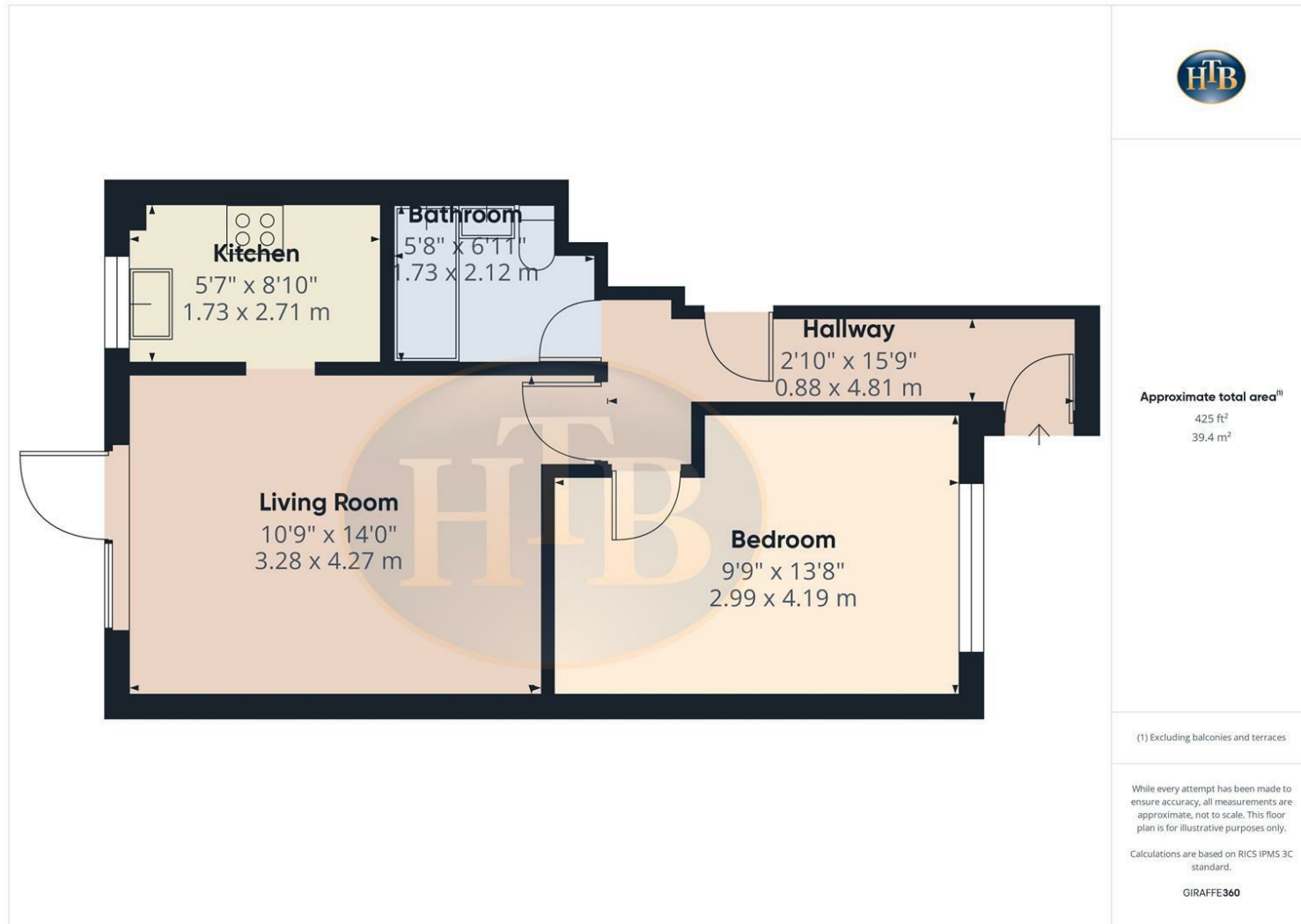
As you enter, you are welcomed by a generous lounge and dining area, providing ample room for relaxation and entertaining. The modern kitchen is a standout feature, boasting contemporary fittings and finishes that will surely impress any culinary enthusiast. French doors lead from the lounge directly to the communal gardens, allowing for a seamless transition between indoor and outdoor living. This lovely outdoor space is perfect for enjoying a morning coffee or unwinding after a long day.

Situated approximately half a mile from the town centre, residents will benefit from easy access to a variety of shops, cafes, and local amenities. Additionally, the property comes with allocated parking, ensuring that you have a secure and convenient place for your vehicle.

This apartment presents an excellent opportunity for those looking to embrace a relaxed lifestyle in a desirable location. With its modern features and proximity to the heart of Walton-On-Thames, this property is not to be missed. Council Tax Band: C; Length of Lease 155 Years; Maintenance Charge: £1150.00pa; Ground Rent: £100.00pa  
Call Harmes Turner Brown 01932 222266.



# Carlton Road, Walton-On-Thames, KT12 2DF



- DELIGHTFUL GROUND FLOOR APARTMENT IN WALTON-ON-THAMES
- GENEROUS LOUNGE AND DINING AREA FOR RELAXATION AND ENTERTAINING
- FRENCH DOORS OPEN TO COMMUNAL GARDENS FOR INDOOR-OUTDOOR LIVING
- LOCATED HALF A MILE FROM TOWN CENTRE WITH EASY ACCESS TO SHOPS AND CAFES
- INCLUDES ALLOCATED PARKING FOR SECURITY AND CONVENIENCE
- SPACIOUS ONE-BEDROOM LAYOUT PERFECT FOR INDIVIDUALS OR COUPLES
- MODERN KITCHEN WITH CONTEMPORARY FITTINGS AND FINISHES
- TRANQUIL OUTDOOR SPACE IDEAL FOR MORNING COFFEE OR EVENING UNWINDING
- BATHROOM DESIGNED FOR FUNCTIONALITY AND COMFORT
- EXCELLENT OPPORTUNITY IN A HIGHLY DESIRABLE LOCATION



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