

Harmes Turner Brown

9, Lovelace Road, Surbiton, KT6 6PJ

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		
	69	76
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 	



£315,000 Leasehold - Share of Freehold

Harmes Turner Brown are delighted to offer for sale this well-presented one bedroom ground floor apartment, ideally positioned within easy reach of Surbiton Town Centre and the Mainline Station.

The property is offered in good condition throughout and provides well-proportioned accommodation comprising a spacious living room, modern fitted kitchen, double bedroom and bathroom. The apartment also benefits from extra storage cupboards.

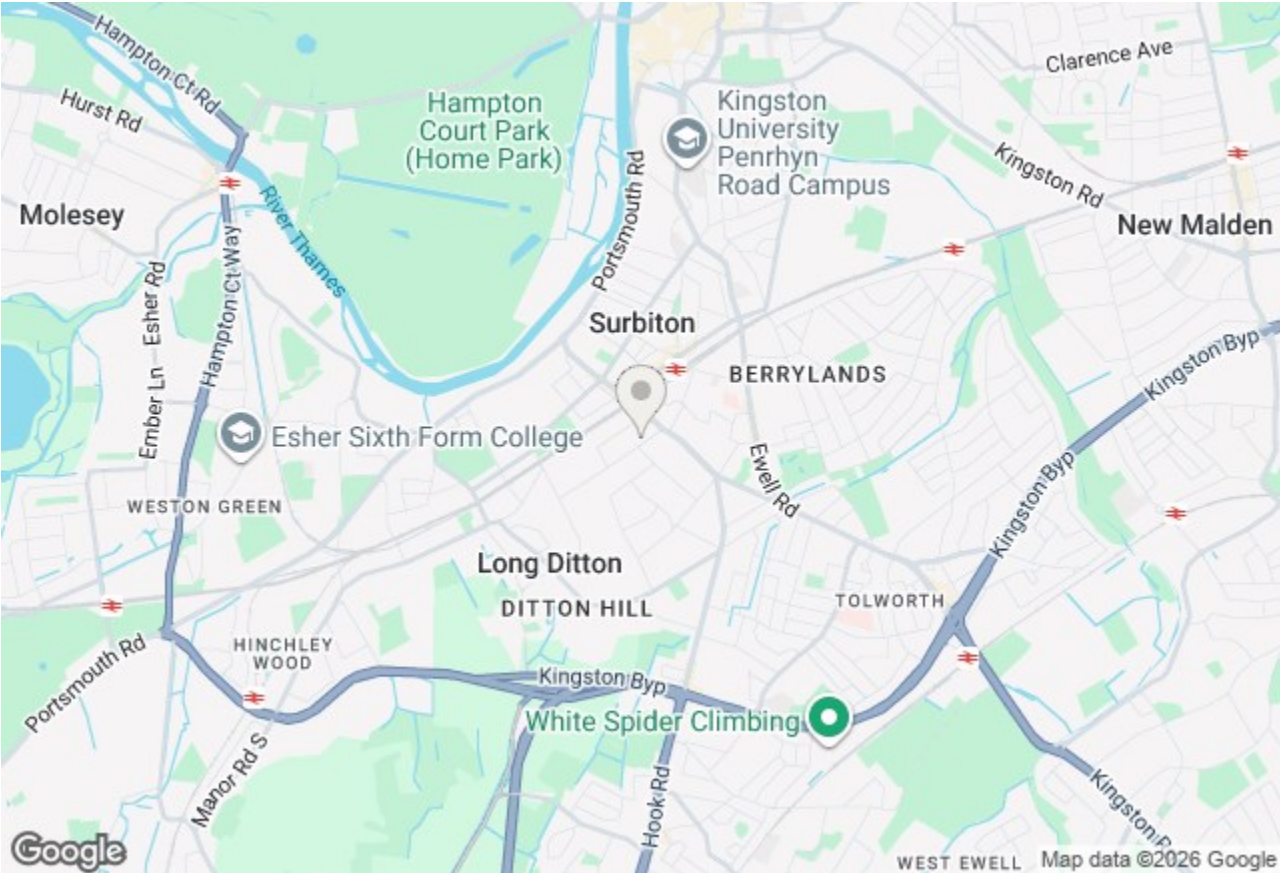
Externally, residents have access to a large communal garden, providing an attractive green space to enjoy, along with the added benefit of an allocated parking space.

The location is a particular highlight, with Surbiton Town Centre and its excellent selection of shops, cafés, restaurants and amenities all within easy reach. Surbiton Mainline Station is also just a short walk away, providing excellent transport links into London and making the property particularly convenient for commuters.

An ideal purchase for first-time buyers, commuters or investors, early internal viewing is highly recommended.

Service Charge: Approximately £325 per quarter (£1,300 per annum).

Parking: One allocated parking space.



INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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

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lettings@htbproperty.com



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

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45 Walton Road
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- GROUND FLOOR APARTMENT
 - GOOD CONDITION THROUGHOUT
 - EASY REACH OF SURBITON TOWN CENTRE
 - LARGE COMMUNAL GARDEN
 - EXTRA STORAGE CUPBOARDS THROUGHOUT
- ONE DOUBLE BEDROOM
 - SHORT WALK TO SURBITON MAINLINE STATION
 - ALLOCATED PARKING SPACE
 - IDEAL FIRST-TIME BUY OR INVESTMENT

