

Telford Drive, Walton-On-Thames, Surrey, KT12 2YH

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C	68	68
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



£229,950 Leasehold

We are delighted to offer this ground floor purpose built apartment quietly positioned within this popular cul-de-sac within walking distance to the River Thames towpath and Excel Leisure Centre. The accommodation is well presented and briefly includes entrance lobby, bright and airy living room, modern white bathroom suite, double bedroom and fitted kitchen with access onto a private patio. Externally the front in an allocated parking space whilst the rear provides a well maintained communal garden mainly laid to lawn with mature trees and shrubs. Call Harmes Turner Brown Walton office on 01932 222266.

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- COMMUNAL GARDENS
- GROUND FLOOR
- POPULAR CUL-DE-SAC
- MODERN BATHROOM
- ALLOCATED PARKING
- PRIVATE PATIO
- NO CHAIN
- DOUBLE BEDROOM
- FITTED KITCHEN

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

