

## 5 French Gardens, Field Common Lane, Walton-On-Thames, KT12 3QH

Energy Efficiency Rating	
	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>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC



### £195,000 Leasehold - Share of Freehold

Harmes Turner Brown are pleased to present this beautifully presented one-bedroom first floor apartment, situated within the popular French Gardens development on Field Common Lane.

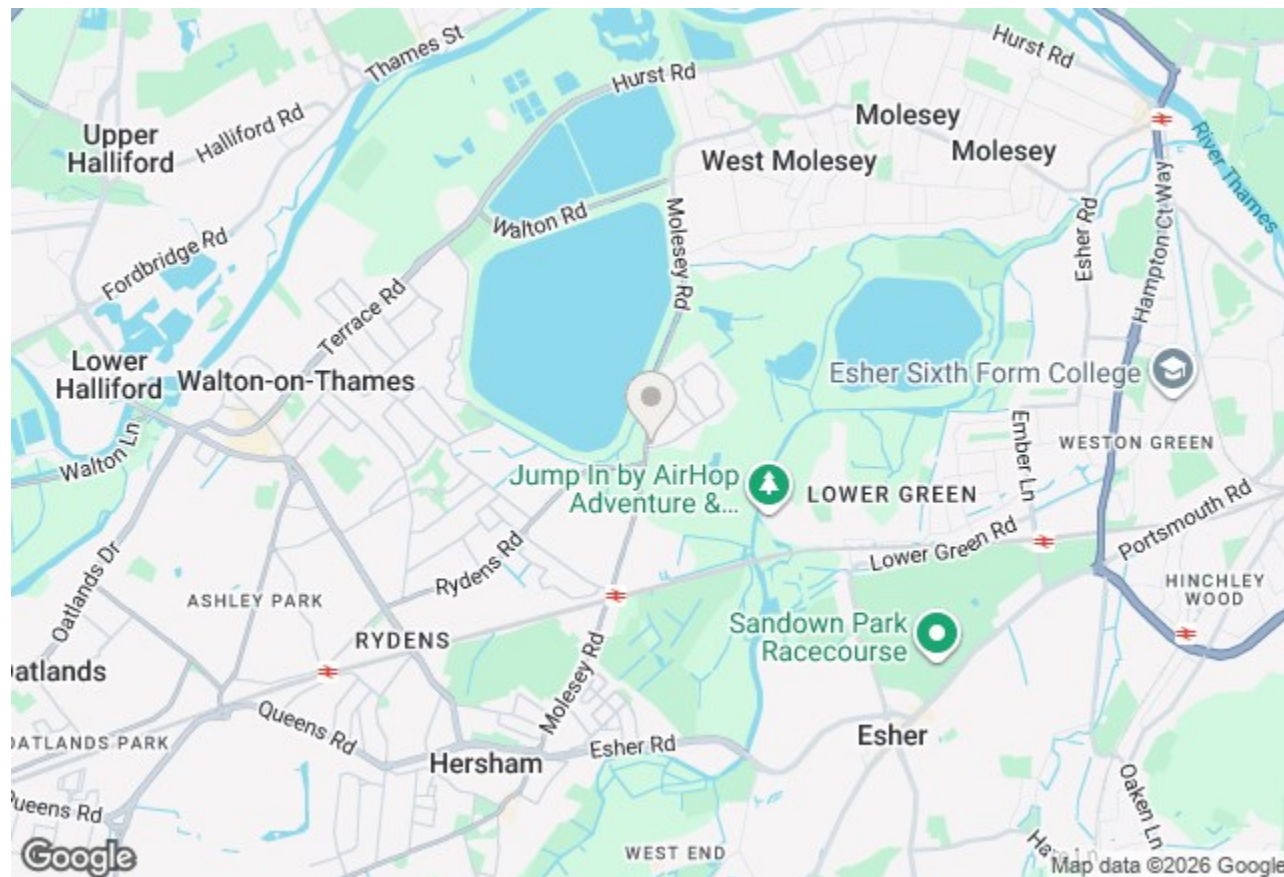
The property has been thoughtfully modernised and offers a stylish and contemporary living space throughout. At the heart of the apartment is the bright open-plan kitchen and living area, finished with sleek cabinetry, integrated appliances and a breakfast bar, creating an ideal space for both everyday living and entertaining. The room is enhanced by modern lighting, engineered light wood flooring and a bright outlook from the large window.

The double bedroom is well proportioned and benefits from built-in wardrobe storage along with fitted shelving, providing excellent practical storage. The accommodation is completed by a modern shower room, finished with clean contemporary tiling and quality fittings.

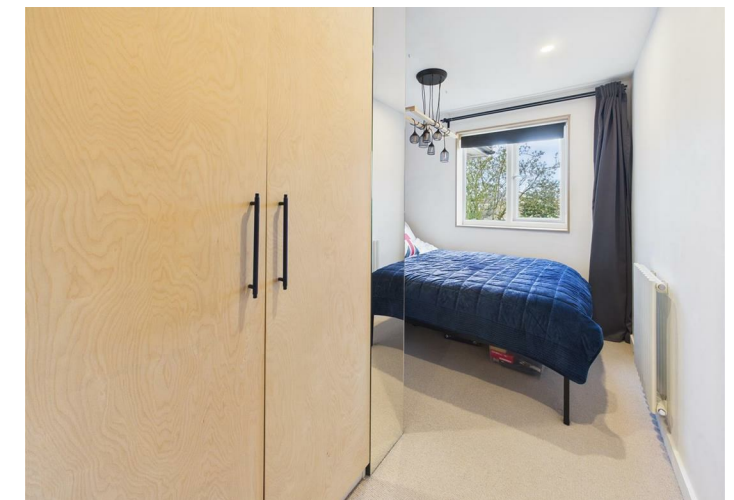
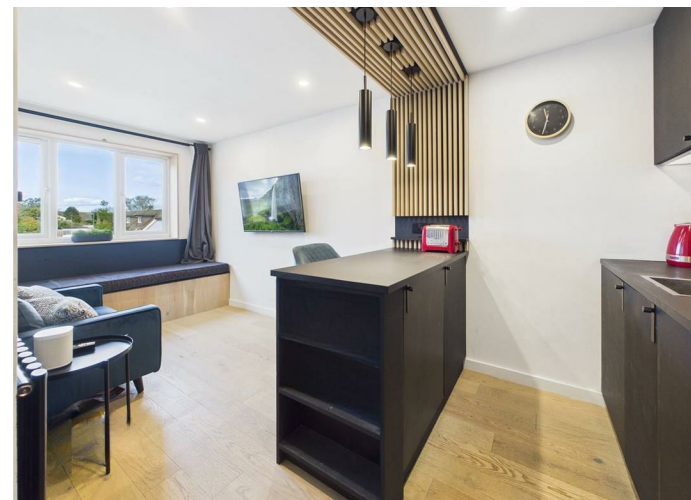
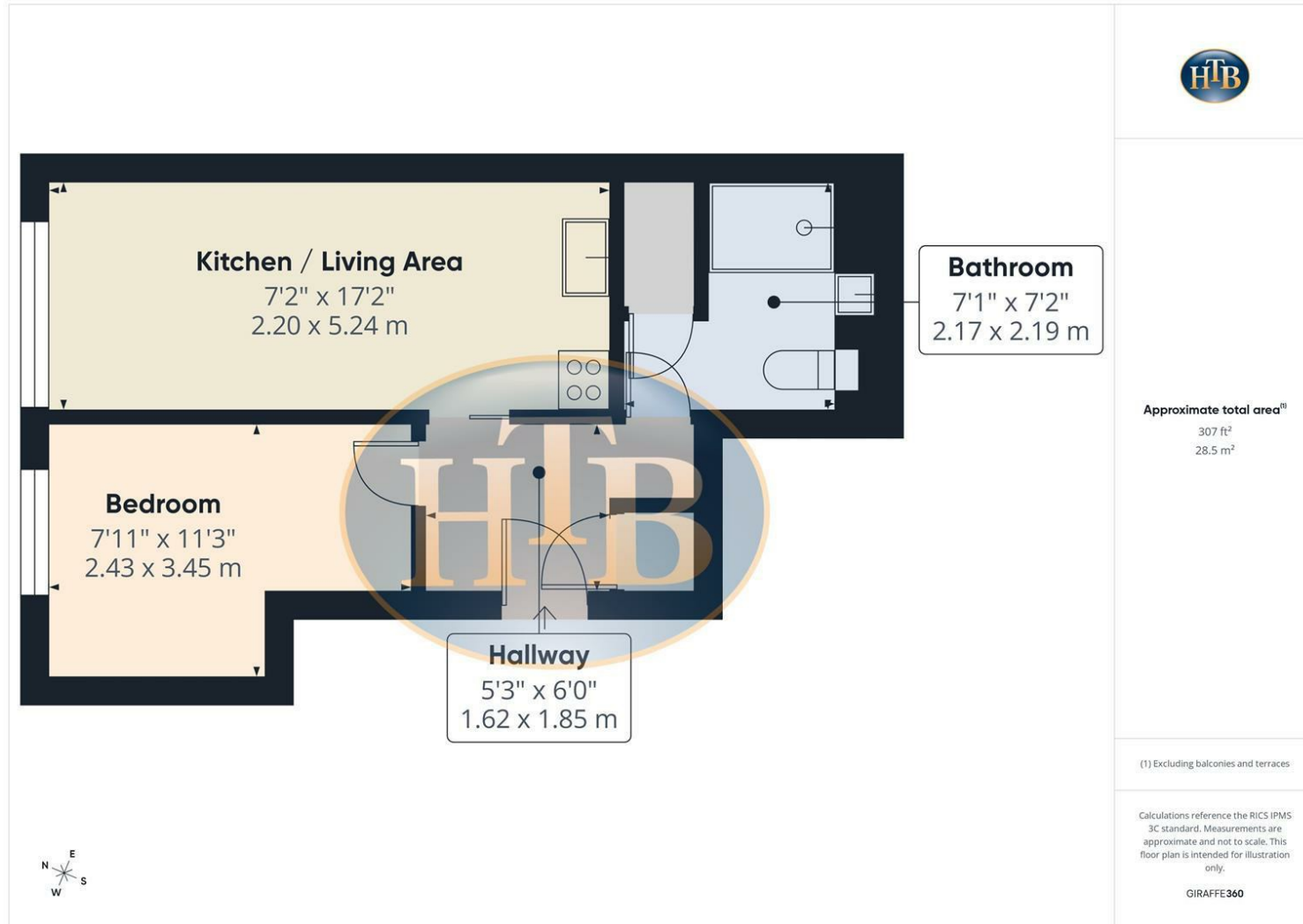
Further benefits include usable loft space, double glazing, electric heating, allocated parking, useful built-in storage and external storage cupboard.

French Gardens is a quiet residential development conveniently positioned approximately 0.7 miles from Hershams mainline station, providing direct services to London Waterloo in around 35 minutes. The property is also within easy reach of local shops, amenities and green spaces.

An excellent opportunity for first-time buyers, downsizers or investors alike.



# Field Common Lane, Walton-On-Thames, KT12 3QH



- SHARE OF THE FREEHOLD
- ALLOCATED PARKING SPACE
- APRX 0.7 MILES TO HERSHAM STATION
- LONG LEASE
- COUNCIL TAX BAND B
- USEFUL LOFT SPACE
- MODERN FITTED SHOWER ROOM
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- EPC D

