

## Flat 3 Fariacre, Homefield Road, Walton-on-Thames, Surrey, KT12 3RE

| 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>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 |         |           |



**£180,000 Leasehold**

**75% Ownership**

A well-presented one bedroom ground floor apartment, forming part of a small modern development constructed in 2023, offered to the market with no onward chain.

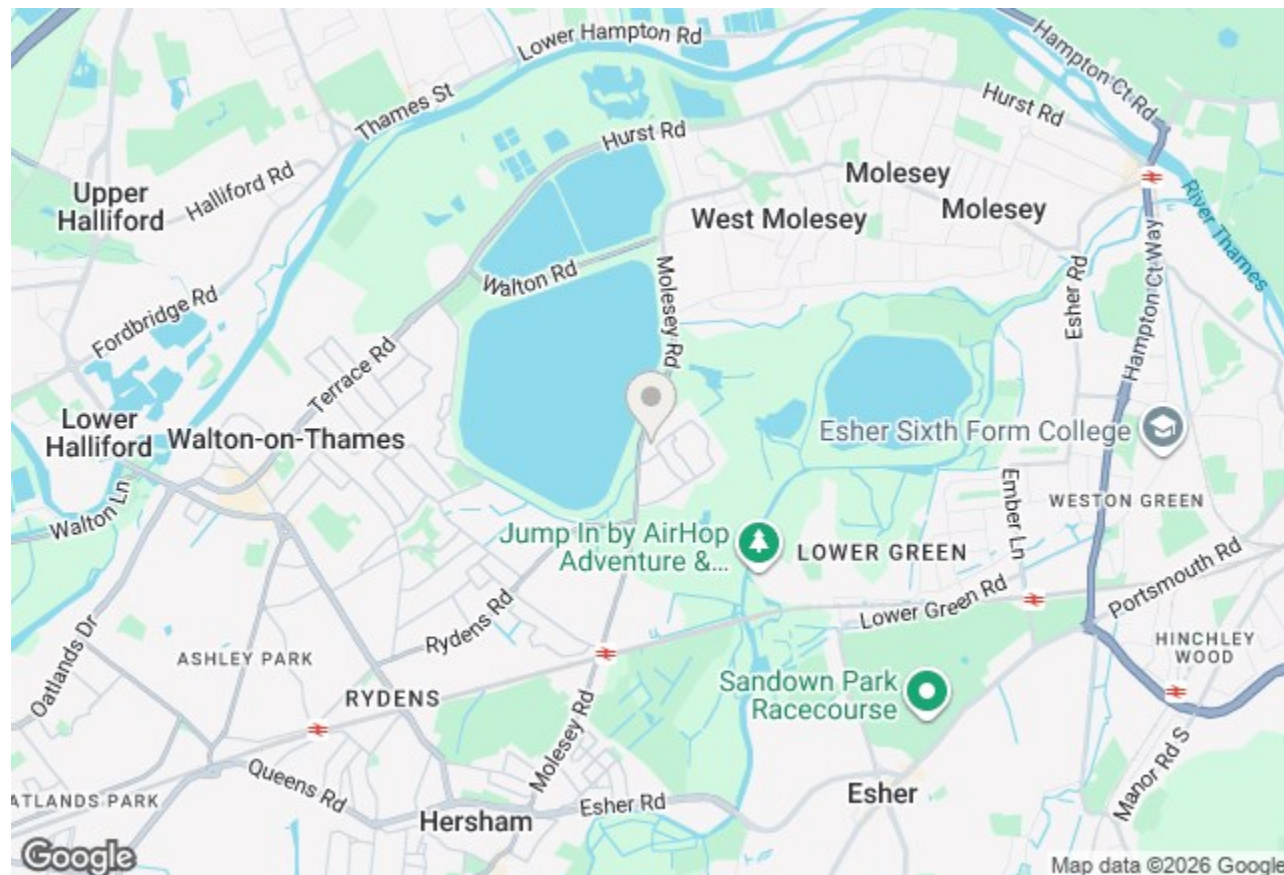
Harmes Turner Brown are pleased to offer this one bedroom ground floor apartment. The property provides bright and spacious accommodation with a contemporary finish throughout. The main living area is a generous open-plan sitting / dining room with a modern fitted kitchen, featuring integrated appliances and ample storage. The double bedroom is well proportioned and served by a stylish bathroom suite.

Externally, the development offers allocated parking and well-maintained communal areas.

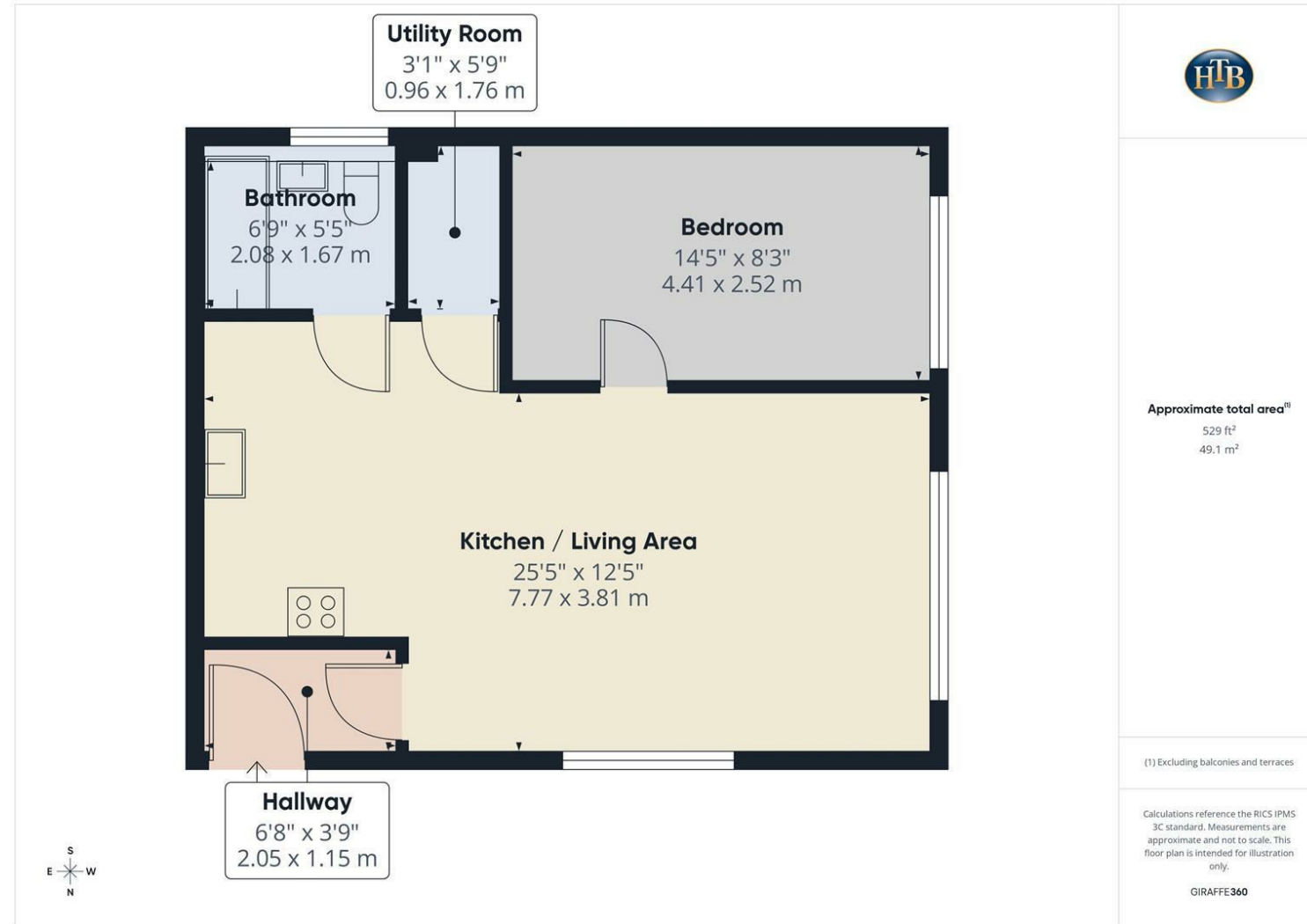
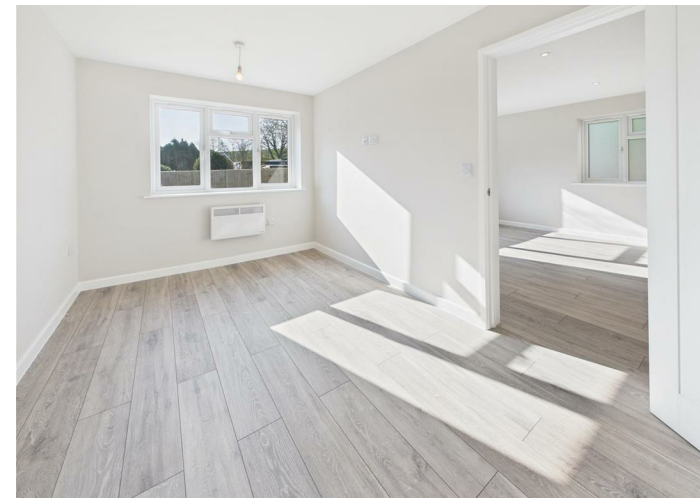
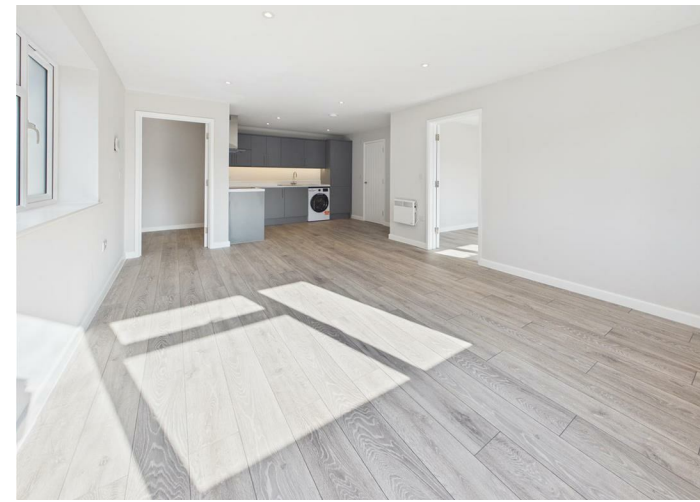
Conveniently located for local amenities and transport links, the property would make an ideal first-time purchase, investment, or downsize opportunity.

**Key features include:**

- Ground floor apartment
- One double bedroom
- Built in 2023
- Modern kitchen with integrated appliances



# Homefield Road, Walton-on-Thames, Surrey, KT12 3RE



- • Ground floor apartment
- • Built in 2023
- • Contemporary bathroom
- • Bright open-plan living space

- • One double bedroom
- • Modern kitchen with integrated appliances
- • Allocated parking
- • No onward chain

