

60, Gainsborough Court, Walton on Thames, Surrey, KT12 1NL

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

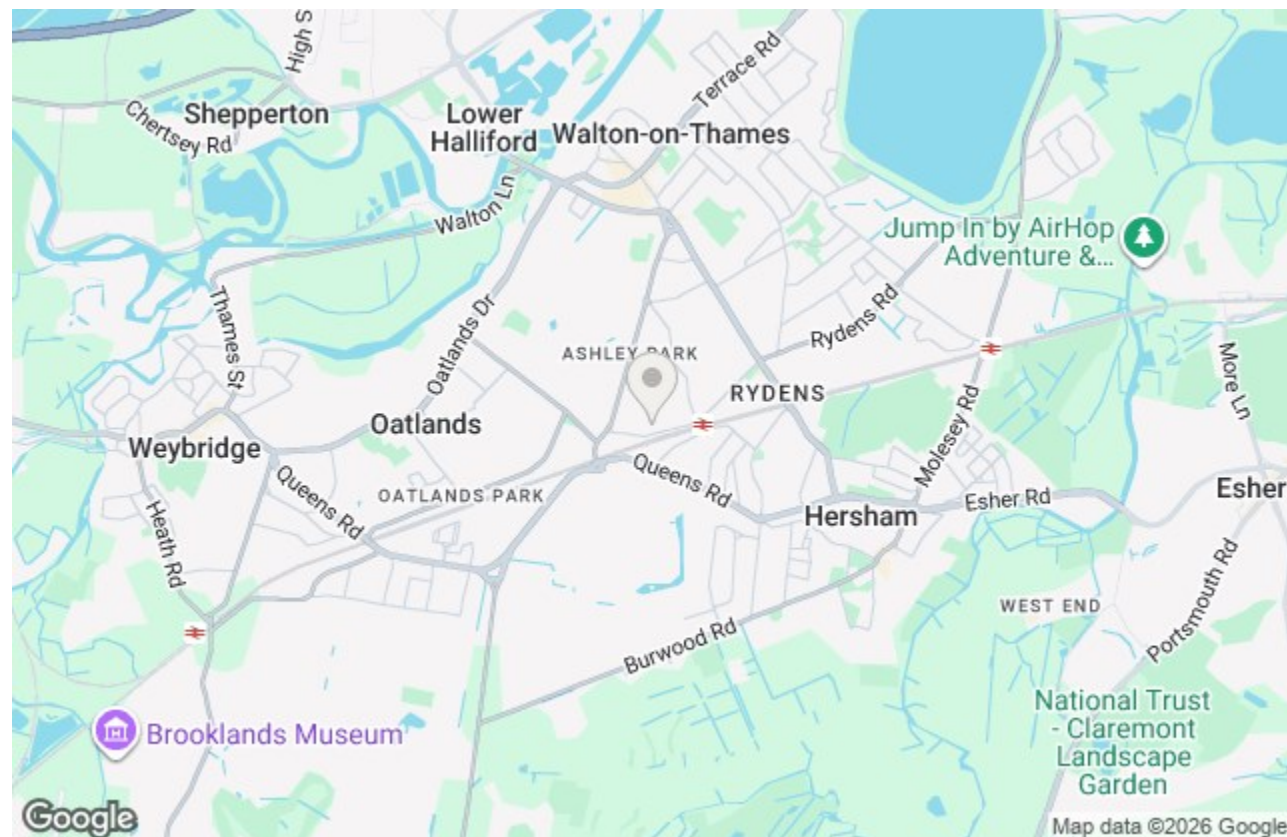
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		44	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



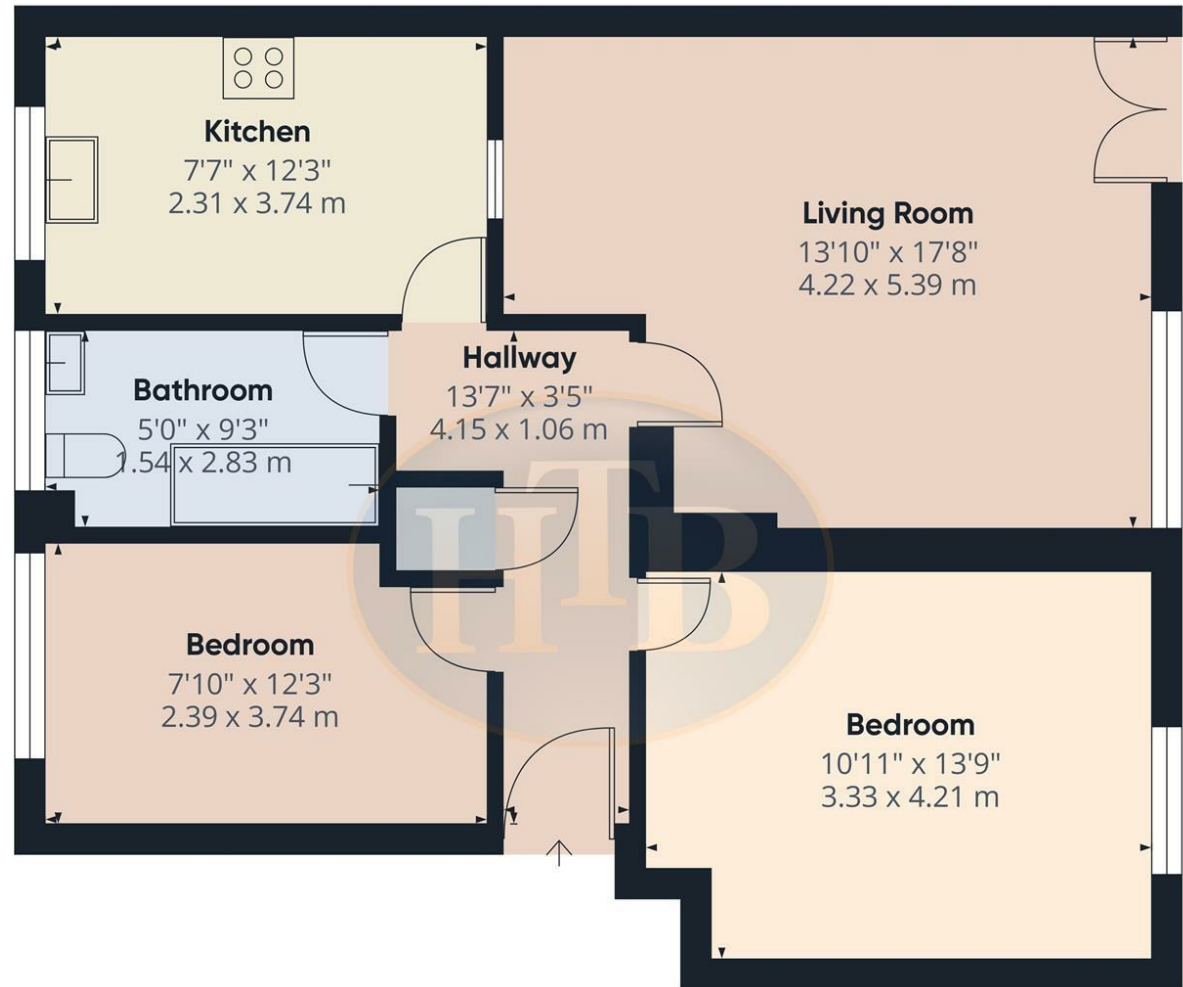
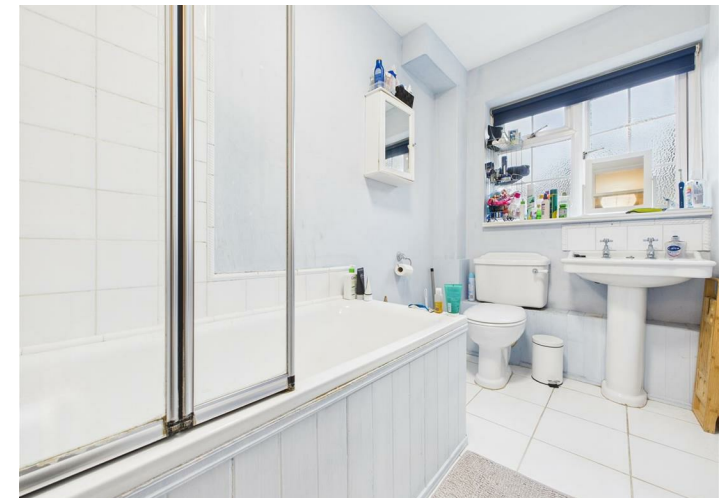
Per Calendar Month £1,700 Per Calendar Month

OPEN DAY TUESDAY 26TH 3-4PM

We are pleased to offer this two bedroom second floor purpose built apartment in the picturesque Gainsborough Court, just a moments walk from Walton mainline station and a short distance to the town centre. The accommodation is well presented and briefly includes entrance hallway with ample storage, large double aspect L-shaped living room/dining room with a 'Juliet' balcony, two generous size bedrooms, modern fitted kitchen and modern white bathroom suite. Externally you will find residents parking and well maintained communal grounds. This property benefits from additional features such as loft access and gas central heating. Internal viewings are highly recommended - available UNFURNISHED 1st August - £1700pcm, with an option of inclusion of the garage for an additional £100pcm.



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Approximate total area¹⁾
676 ft²
62.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

- WALKING DISTANCE TO WALTON STATION
- TWO DOUBLE BEDROOMS
- OPTION TO INCLUDE GARAGE FOR £100PCM

- AVAILABLE 01/08/2026
- CUL-DE-SAC LOCATION

