

## Broadley House, 8 Hewitts Way, Walton on Thames, Surrey, KT12 1GN

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		



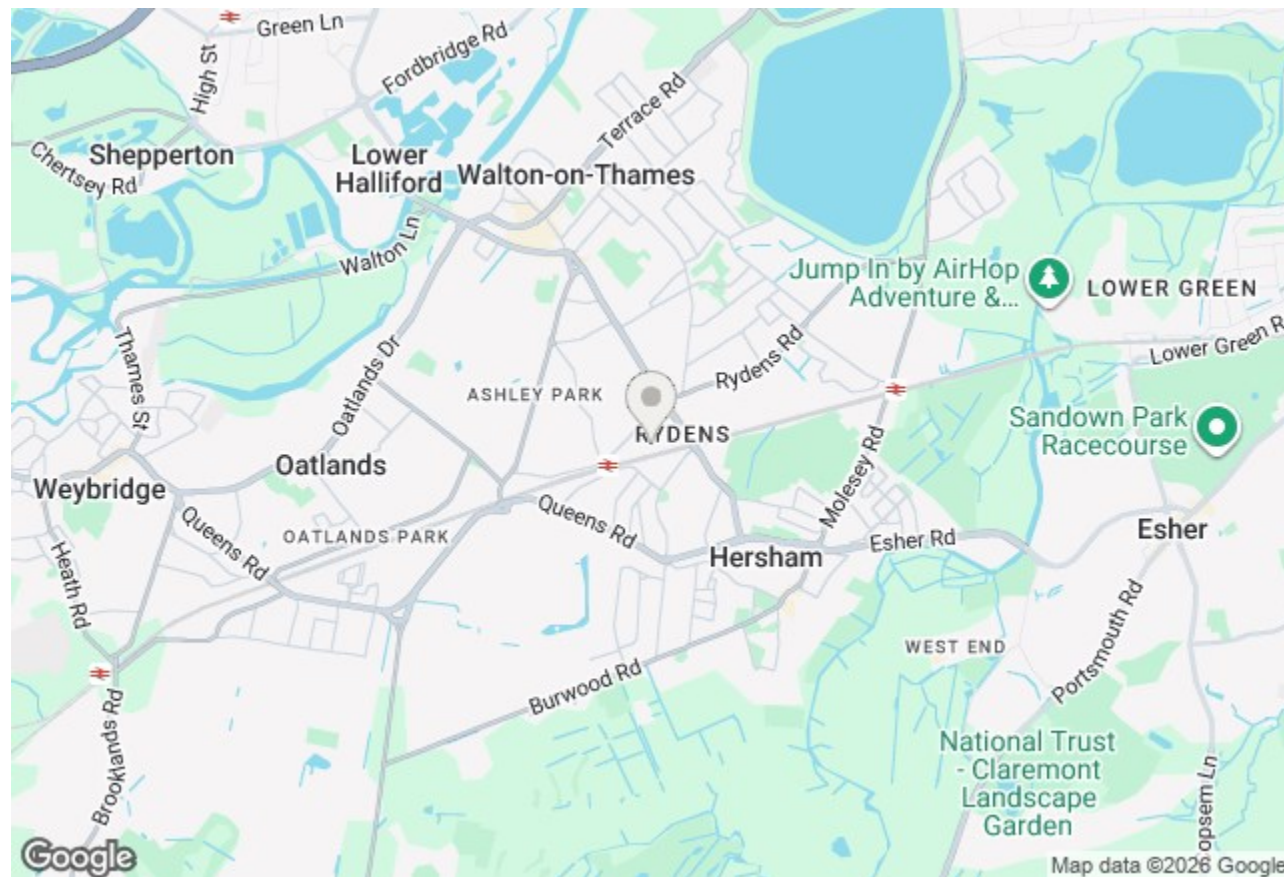
**£1,650 Per Calendar Month**

Quietly positioned in the charming area of Walton on Thames, this beautifully presented one bedroom first floor apartment at Hewitts Way offers a perfect blend of modern living and convenience. Built in 2022, the property boasts contemporary design and high-quality finishes throughout, making it an ideal choice for those seeking a stylish home.

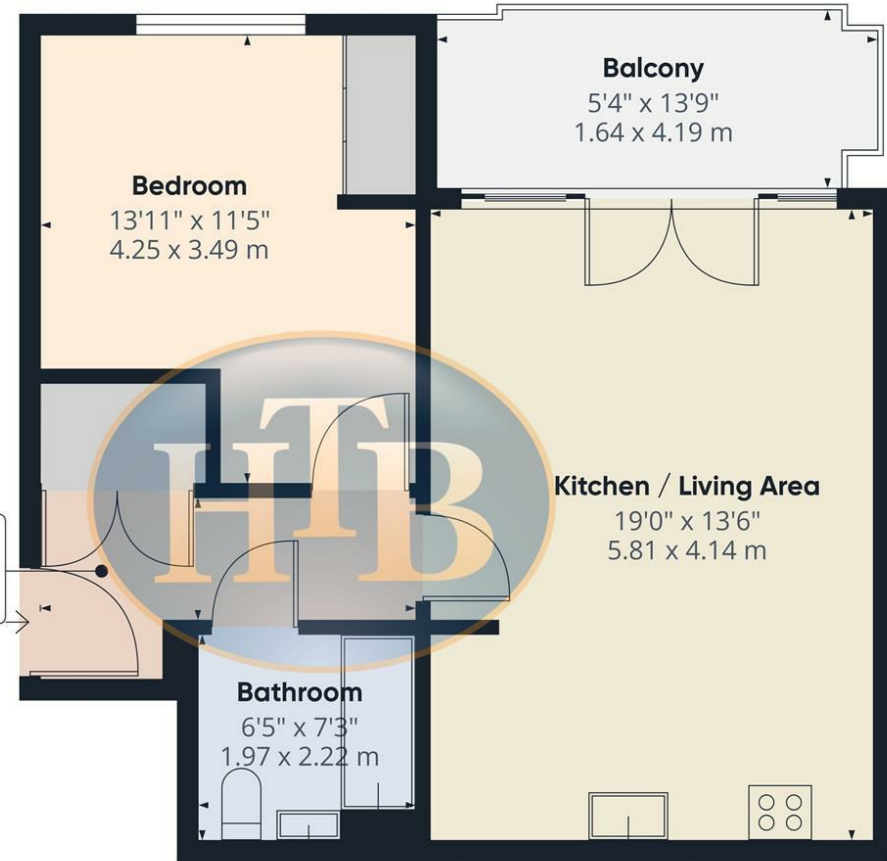
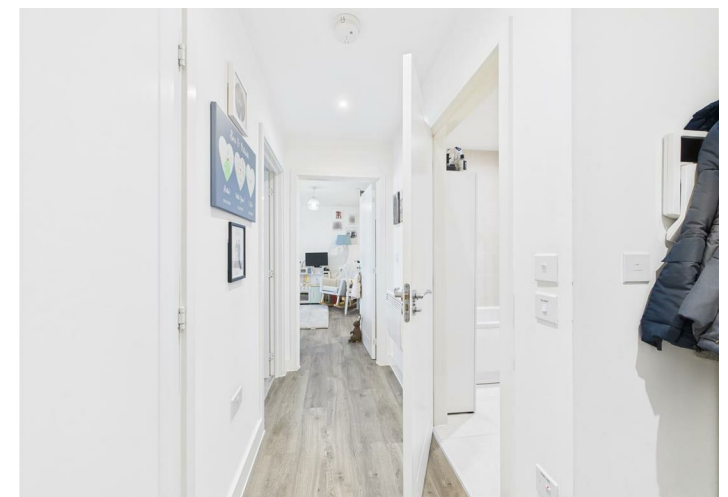
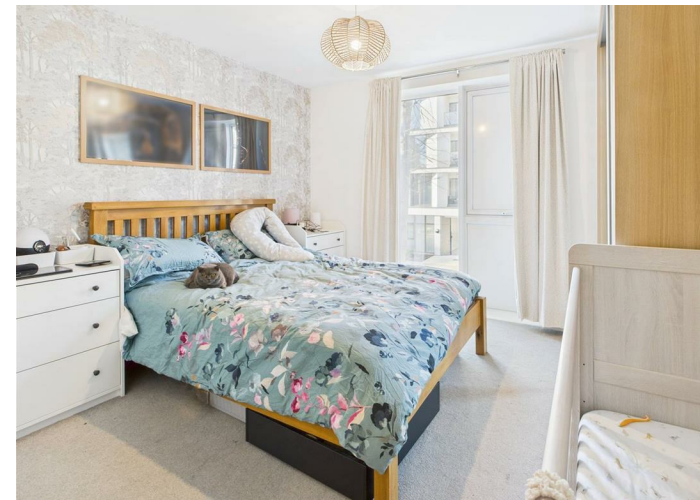
As you enter, you are welcomed into a bright and airy living room that features large windows, allowing natural light to flood the space. This inviting area leads out to a private balcony, perfect for enjoying your morning coffee or unwinding after a long day. The apartment includes a well appointed bedroom and a modern bathroom, ensuring comfort and functionality.

One of the standout features of this property is its prime location. Just a few minutes walk from Walton on Thames mainline station, commuting to London and other nearby areas is both easy and convenient. Additionally, residents will benefit from dedicated parking and access to a residents' gymnasium, enhancing the overall living experience.

This apartment is not just a home; it is a lifestyle choice, offering modern amenities in a desirable location. Available beginning of August - unfurnished. Council tax band B. To arrange a viewing please call 01932 222266



# 8 Hewitts Way, Walton on Thames, Surrey, KT12 1GN



Approximate total area<sup>(1)</sup>  
518 ft<sup>2</sup>  
48.1 m<sup>2</sup>

Balconies and terraces  
69 ft<sup>2</sup>  
6.4 m<sup>2</sup>

(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.

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- ONE DOUBLE BEDROOM WITH FITTED WARDROBES
- PRIVATE BALCONY FROM LOUNGE
- RESIDENTS GYMNASIUM WITHIN DEVELOPMENT
- LOCAL SHOPS AND SCHOOLS NEARBY
- BRIGHT AND AIRY OPEN PLAN LIVING ROOM/FITTED KITCHEN
- FIRST FLOOR APARTMENT
- MINUTES FROM WALTON ON THAMES MAINLINE STATION
- BUILT IN 2022