



Wellington Close, Walton-On-Thames, Surrey, KT12 1BE

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

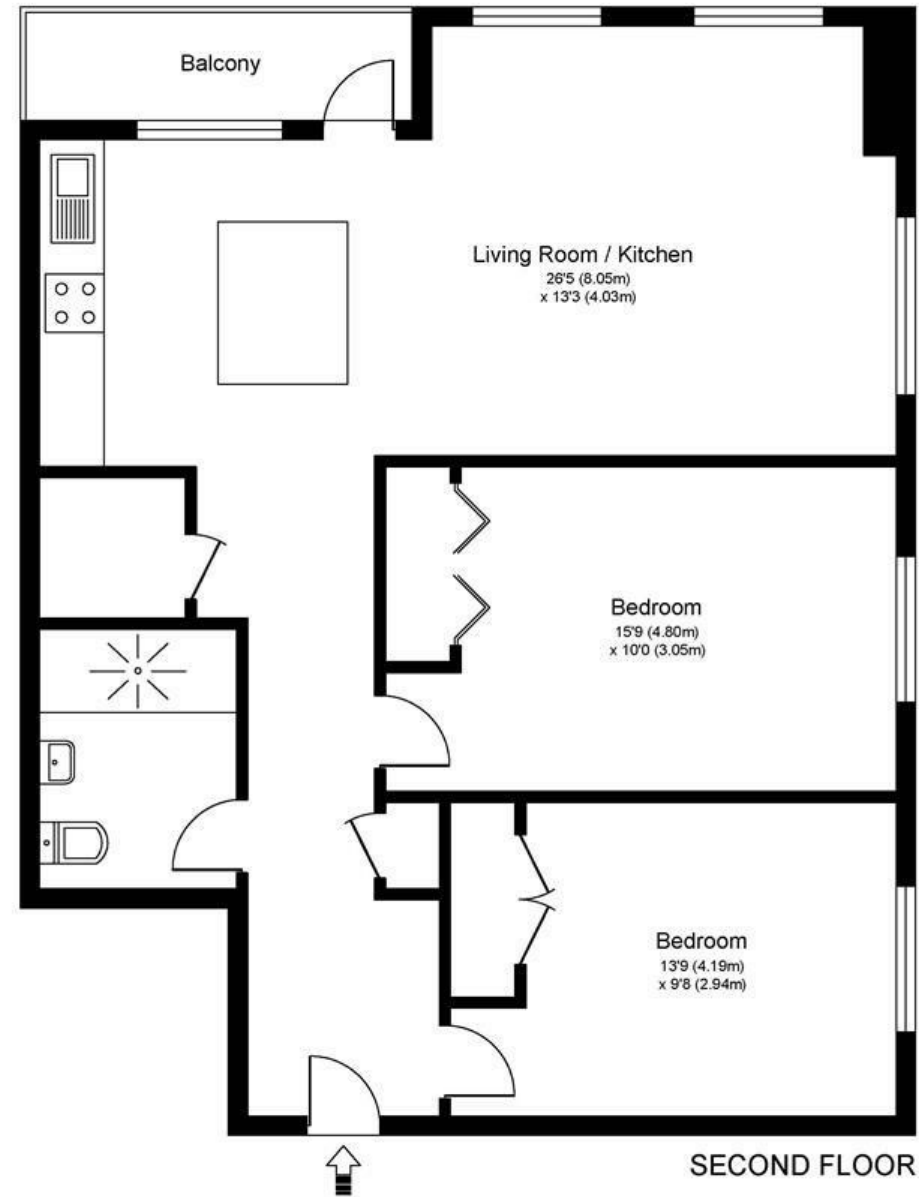


£299,950 Leasehold

Harmes Turner Brown are delighted to offer this two double bedroom second floor town centre apartment being offered for sale with immediate vacant possession. Wellington Close has just undergone a complete transformation with new contemporary façade and windows creating a stunning look to this iconic Walton on Thames development. The town centre bars, shops and restaurants are on your doorstep with the river Thames a couple of minutes walk away and the station about a mile from the apartment. The bright and spacious accommodation briefly comprises entrance hall with built-in storage cupboards, double aspect open plan kitchen/living room with a great range of units set around an island, built-in oven and hob, integrated fridge freezer along with space for the usual appliances. The balcony is enclosed with glass balustrade and provides a nice place to sit and with a morning coffee. There are two generous double bedrooms both benefiting from built-in wardrobes and a luxuriously appointed shower room including a large walk-in shower. Externally there are generous communal grounds along with residents parking bays. NO CHAIN. Call 01932 222266.

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WELLINGTON CLOSE, KT12



SECOND FLOOR

Approximate Gross Internal Floor Area: 72 m sq / 773 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

- COUNCIL TAX ELMBRIDGE COUNCIL BAND C
- TWO DOUBLE BEDROOMS
- NO ONWARD CHAIN
- RESIDENTS PARKING
- APPROX 1 MILE TO STATION
- EPC B
- BALCONY
- TOWN CENTRE LOCATION
- OPEN PLAN KITCHEN/LIVING ROOM
- LARGE WALK-IN SHOWER

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

