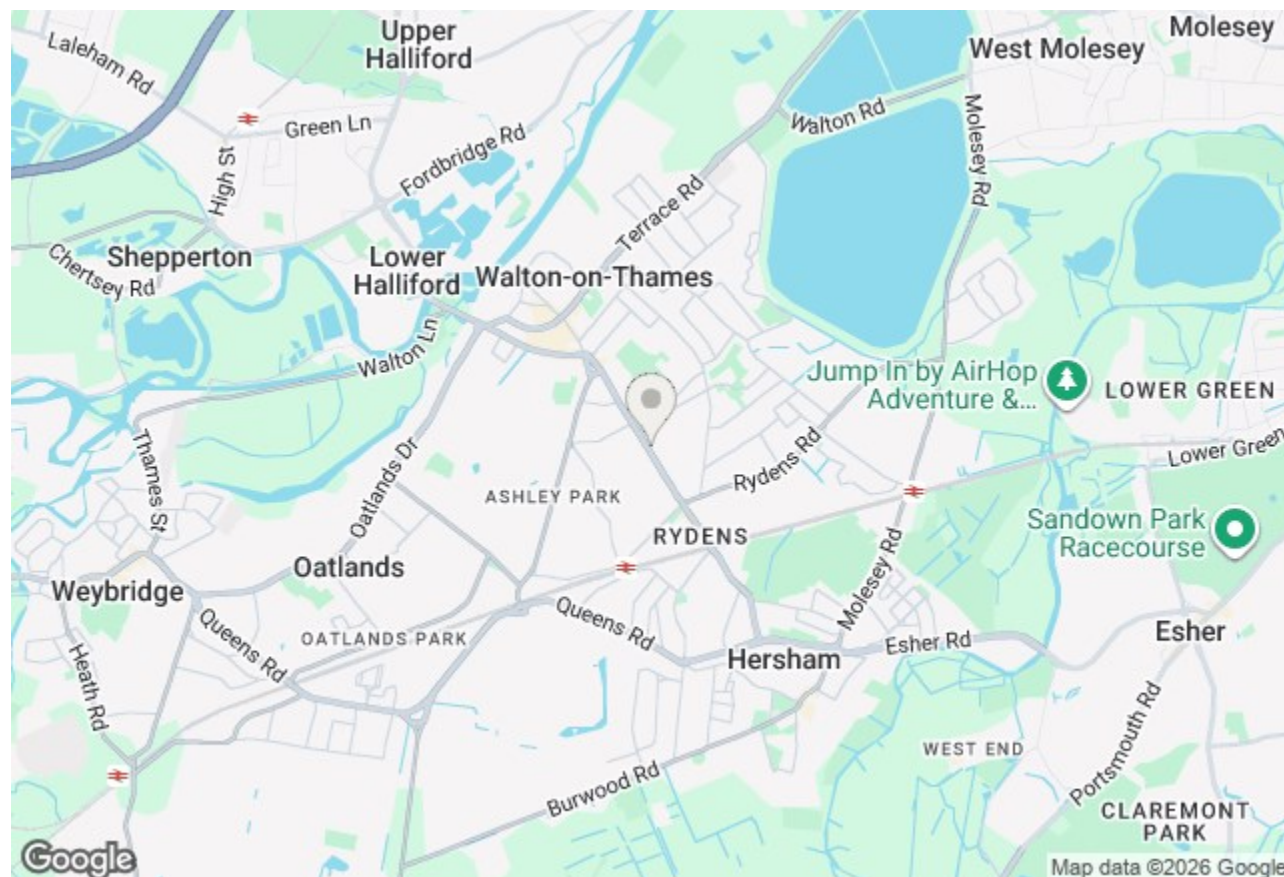


# Harmes Turner Brown

## Flat 1, 45 Hersham Road, Walton-On-Thames, Surrey, KT12 1LE

| 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 |  |



**£1,350 Per Calendar Month**

Harmes Turner Brown are delighted to offer this well presented one bedroom ground floor apartment, ideally situated within a short walk of Walton on Thames town centre and its excellent range of shops, restaurants and transport links.

The property has been refreshed with new carpets throughout and offers a bright, open-plan living space incorporating a modern fitted kitchen, dining area and lounge, creating an ideal space for both relaxing and entertaining.

The spacious double bedroom benefits from a built-in wardrobe, while a brand new contemporary bathroom is currently being installed, providing a fresh and modern finish for the incoming tenant.

Further benefits include private allocated parking, access to a well-maintained communal garden, double glazing and electric central heating.

Available soon, this fantastic apartment would be ideal for a professional single occupant or couple looking for a conveniently located home in Walton on Thames.

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

Walton Branch  
45A High Street  
Walton on Thames  
Surrey KT12 1DH  
01932 222266

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch  
45 Walton Road  
East Molesey  
Surrey KT8 0DP  
0208 001 8385

INDEPENDENT ESTATE AGENTS

[www.htbproperty.com](http://www.htbproperty.com)

SALES • LETTINGS • MANAGEMENT

Walton Branch  
45A High Street  
Walton on Thames  
Surrey KT12 1DH  
01932 222266

[sales@htbproperty.com](mailto:sales@htbproperty.com)  
[lettings@htbproperty.com](mailto:lettings@htbproperty.com)



Registered address: 2 AC Court, Hight Street, Thames Ditton KT7 0SR Registered in England, Number 6433673

Molesey Branch  
45 Walton Road  
East Molesey  
Surrey KT8 0DP  
0208 001 8385

45 Hersham Road, Walton-On-Thames, Surrey, KT12 1LE



- One bedroom ground floor apartment
- Brand new bathroom currently being installed
- Spacious double bedroom with built-in wardrobe
- Well maintained communal garden
- Available immediately
- New carpets throughout
- Modern fitted open plan kitchen, dining and living area
- Private allocated parking
- Short walk to Walton-on-Thames town centre

