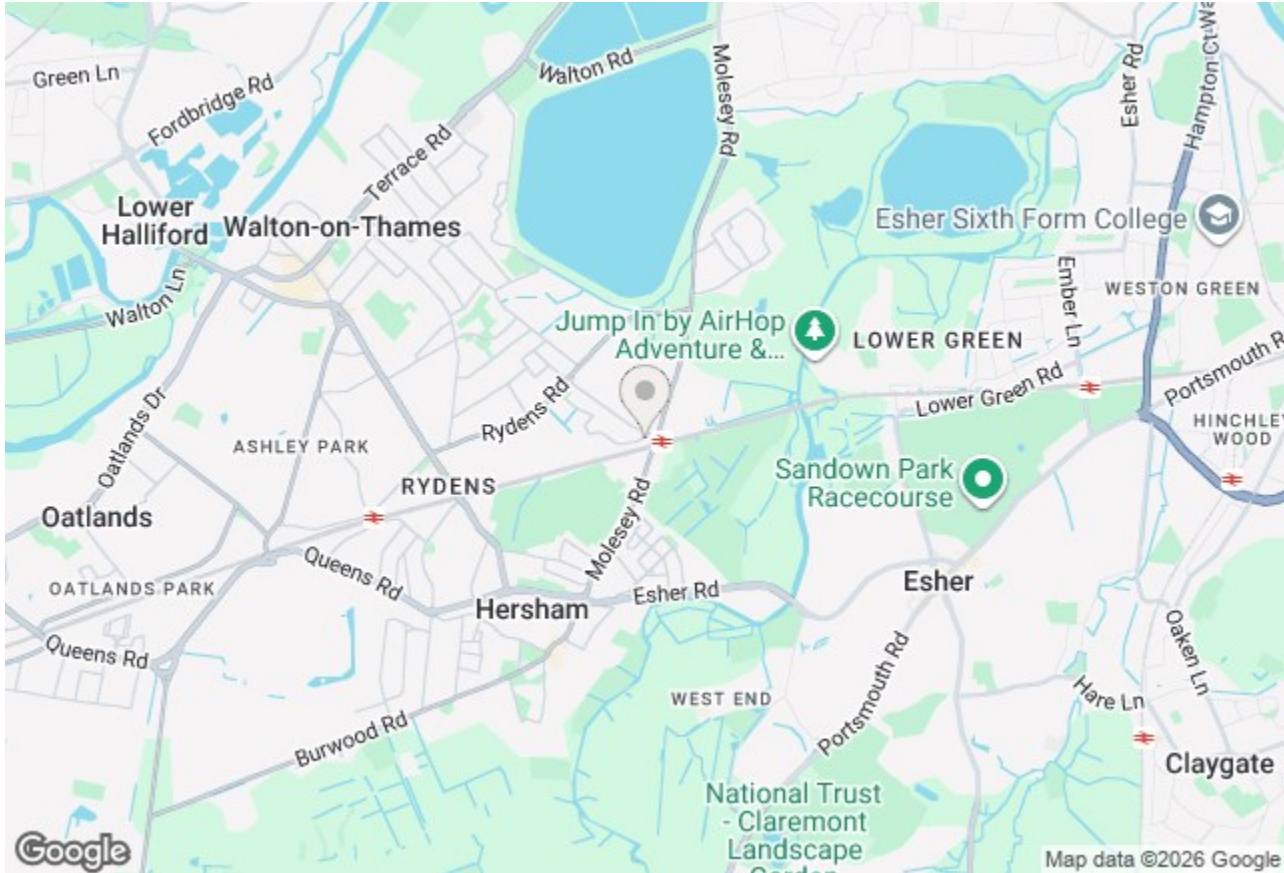


1a, Lindley Road, Walton-On-Thames, Surrey, KT12 3EZ

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



£210,000 Leasehold

****1A Lindley Road, Walton-on-Thames, KT12 3EZ****

Ideally positioned just a short walk from Hershams mainline station, this well-presented one-bedroom apartment represents a fantastic opportunity for first-time buyers, commuters and investors alike.

The accommodation is arranged on the first floor and offers a good-sized living room leading through to a fitted kitchen. The double bedroom benefits from built-in wardrobes, while the landing provides an excellent range of additional built-in storage cupboards.

A bathroom with a matching three-piece suite completes the internal accommodation.

Externally, the property benefits from attractive communal gardens together with the added advantage of a garage located in a nearby block.

With Hershams station just a few minutes' walk away, providing excellent links into London, the property is ideally suited to commuters. Local shops and amenities are also within easy reach.

****An excellent first-time purchase or investment opportunity in a highly convenient location.****

To arrange your viewing, call Harmes Turner Brown Walton on ****01932 222266****.

INDEPENDENT ESTATE AGENTS

www.htbproperty.com

SALES • LETTINGS • MANAGEMENT

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01932 222266

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Lindley Road, Walton-On-Thames, Surrey, KT12 3EZ



- DOUBLE BEDROOM
- GARAGE
- UNFURNISHED
- BEDROOM WITH STORAGE
- FEW MINUTES WALK FROM STATION
- AVAILABLE NOW
- FIRST FLOOR MAISONETTE
- POPULAR LOCATION