

C. JAMES & Co.

SALES AND LETTINGS AGENTS

0208 542 3232



WALTON STREET, WALTON ON THE HILL, KT20

- DOUBLE BEDROOM
- MODERN KITCHEN
- RECEPTION ROOM
- FITTED WARDROBES
- GOOD STORAGE
- GREAT LOCATION

£1,100 PCM

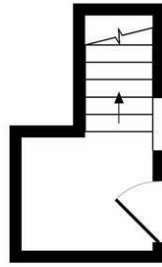
WALTON STREET, WALTON ON THE HILL, KT20



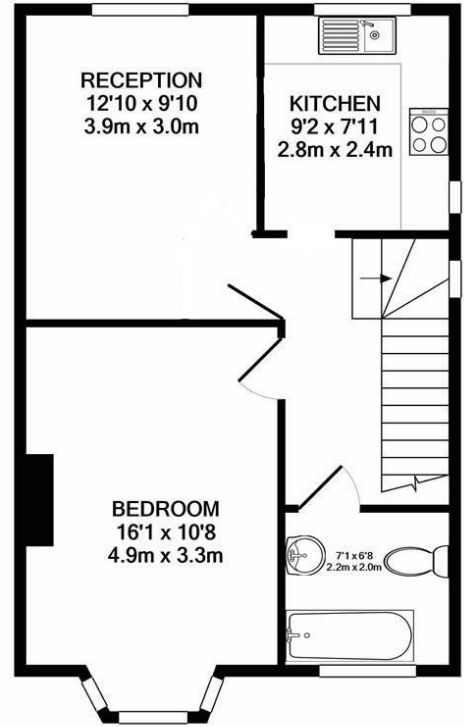
WALTON STREET, WALTON ON THE HILL, KT20



WALTON STREET, WALTON ON THE HILL, KT20



GROUND FLOOR
APPROX. FLOOR
AREA 46 SQ.FT.
(4.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 484 SQ.FT.
(44.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 530 SQ.FT. (49.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2021

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	73
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

C James & Co are pleased to present this first floor one bedroom flat located in the heart of Walton On The Hill. The property benefits from a spacious entrance on the ground floor with good storage, stairs to the first floor where you have a good size double bedroom with fitted wardrobes, reception room, modern fitted kitchen and bathroom. Additional benefits include double glazed windows and neutral décor.

Available 1st July. Offered furnished or unfurnished.

Located in the Centre of Walton on the Hill. Offering great local facilities such as Tadworth station, local shops, restaurants and pubs.

EPC Rating D

Reigate & Banstead Council Tax band C

141 Kingston Road, London, SW19 1LJ

Tel: 0208 542 3232 - Fax: 020 8296 9066

wm-sales@cjames.co.uk - <https://www.cjames.co.uk/>

LONDON BOROUGH OF MERTON

NB: C James & Co wish it to be known that these property details do not constitute any form of warranty as to the working condition of any appliances of gas central heating