



**Edward Place
Churchfield Road
Walton-on-Thames
Surrey
KT12**

Offers In Excess Of £215,000

bettermove

Churchfield Road Walton-on-Thames

Bettermove are proud to present this 1 bedroom retirement flat in Walton-on-Thames, available with no forward chain, and welcoming over 70's only.

The property benefits from double glazing, and electric heating throughout, with residents purchase available to purchase.

The council tax band is C.

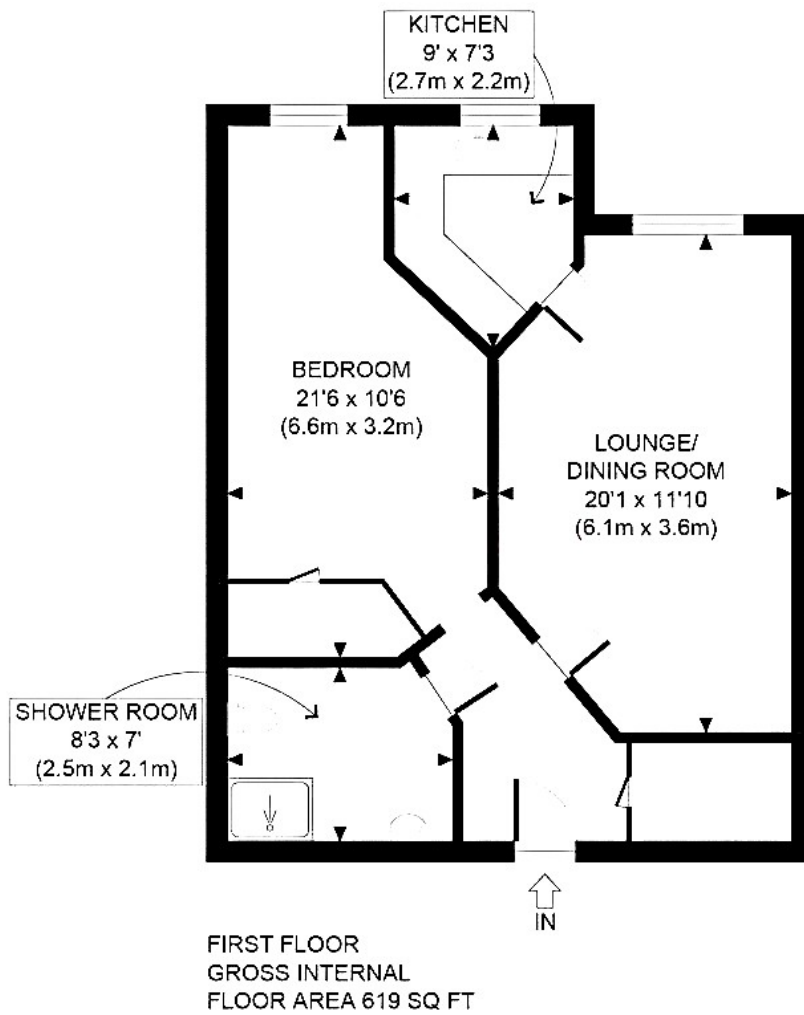
This is a leasehold property with 991 years remaining on the lease; the service charge is £1,000.00 per annum.

The interior of this well presented, first floor property comprises a spacious living room/dining room, fitted kitchen, one double bedroom, with built in wardrobe, and a shower room. The property further benefits from residents facilities, including 24-hour on-site team, on-site restaurant, lounge, and beautifully maintained private gardens, perfect for enjoying the summer months.

Located in the popular town of Walton-on-Thames, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Walton-on-Thames train station, a variety of local bus routes, and quick access to the M25, and M3.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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