



### 1 bed flat to buy in KT8

136a Walton Road, East Molesey, Surrey,  
KT8 0HP

**£185,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Well-presented one bedroom first floor apartment
- ✓ Bright open-plan living/kitchen/dining area
- ✓ Modern décor and contemporary finish throughout
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire

## Description

A well-presented one bedroom first floor apartment offering approximately 451 sq. ft. of modern living space, located on Walton Road.

The property features a bright and spacious open-plan living/kitchen/dining area, providing a versatile space. The kitchen is fitted with contemporary units and integrated appliances, complemented by a modern finish throughout. The bedroom is well-proportioned and benefits from fitted storage, while the bathroom is stylishly appointed with a modern suite. The layout is practical and well-balanced, making excellent use of the available space.

Residents benefit from unrestricted street parking.

Situated in a popular and convenient location, the property is within easy reach of local amenities, transport links and surrounding areas. With strong rental demand in the area and a potential yield of over 7.5%, this property represents an excellent investment opportunity as well as a comfortable home.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 106

Annual Service Charge Amount: £1,698.00

Price: Starting Bid £185,000

Property Type: Flat

Parking: On Street

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Restrictions: No

Required access: No

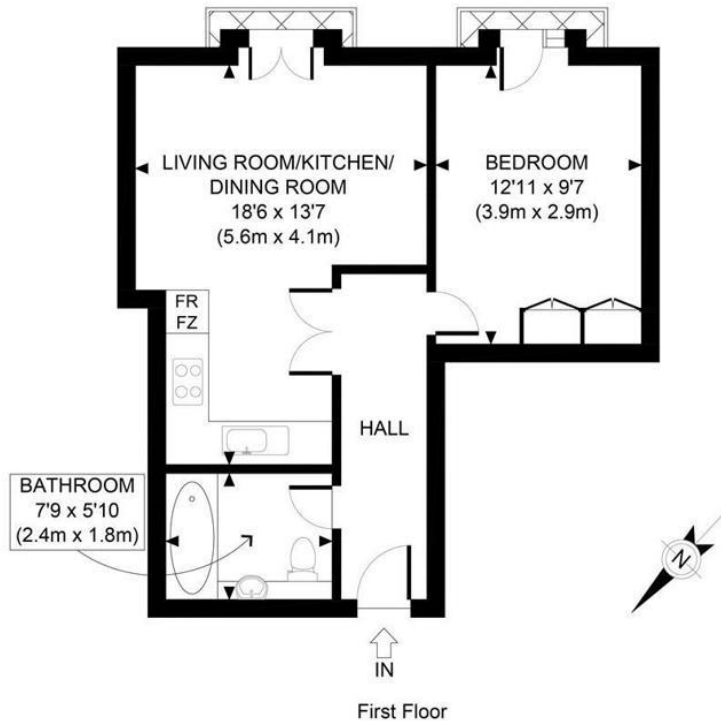
Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire



The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purpose only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. Maximum lengths and widths are represented on the floor plan. If there is any aspect of particular importance, you should carry out or commission your own inspections of the property  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		61	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

136a Walton Road, East Molesey, Surrey, KT8 0HP

Contact your local branch today for more information on this property:

**10 Preston New Road, Blackburn, Lancashire, BB2 1AW, <http://www.crownstateagents.co.uk/>**

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