



ELLESMERE PLACE, WALTON-ON-THAMES, KT12
£449,950 LEASEHOLD

SUPER TOP FLOOR 2 BEDROOM FLAT IN THIS GRADE 2 LISTED BUILDING

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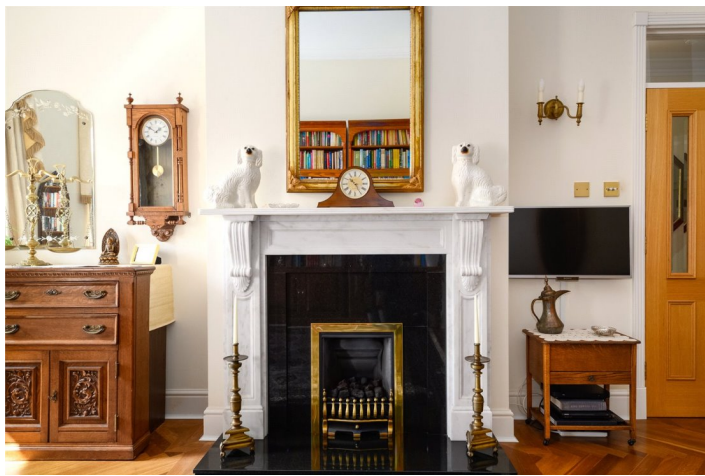
DESCRIPTION:

A spectacular top floor 2 bedroom 2 bathroom apartment with lift and extremely high ceilings situated in this magnificent Grade II listed building and overlooking the communal garden. This gated development is within easy reach to Walton on Thames main line train station as well as Queens Road amenities in Weybridge. EPC D.



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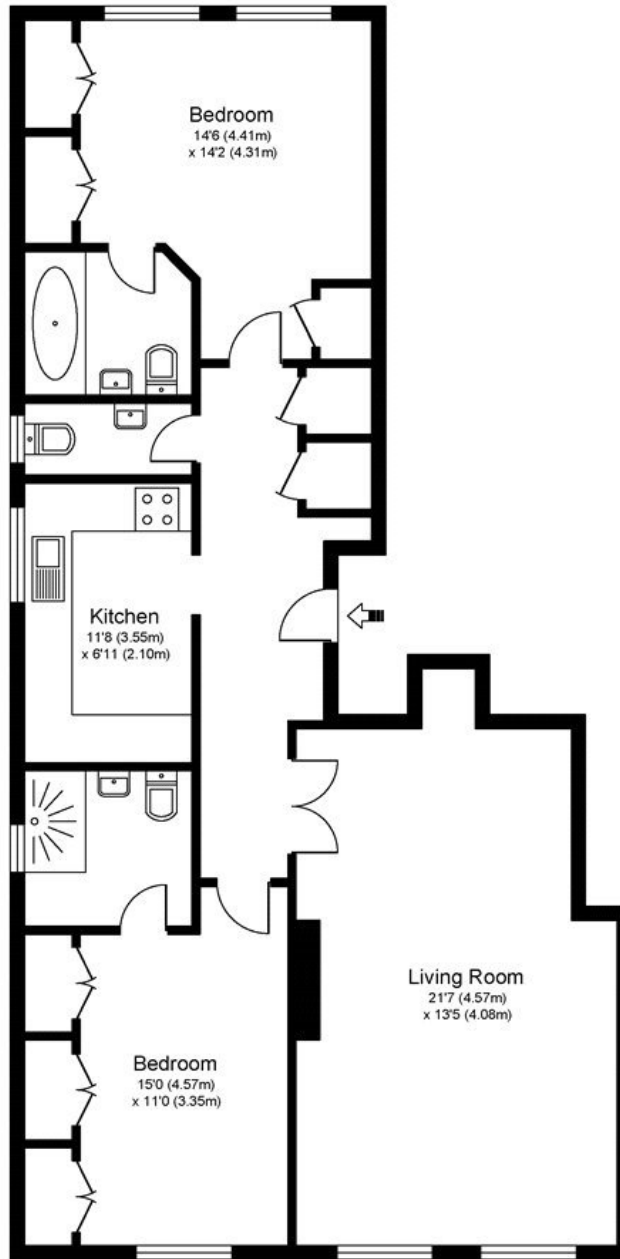
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SECOND FLOOR

Approximate Gross Internal Floor Area: 84 m sq / 900sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure: Leasehold

Term: 0 year and 0 months

Service Charge: £0 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: F

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



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