



Thames Ditton

£450,000

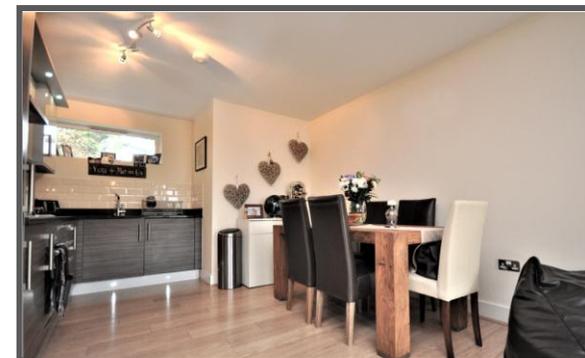
Thames Ditton

This stylish two double bedroom top (second) floor penthouse apartment forms part of a very well-regarded cul-de-sac development within easy walking distance of both Thames Ditton High Street and station.

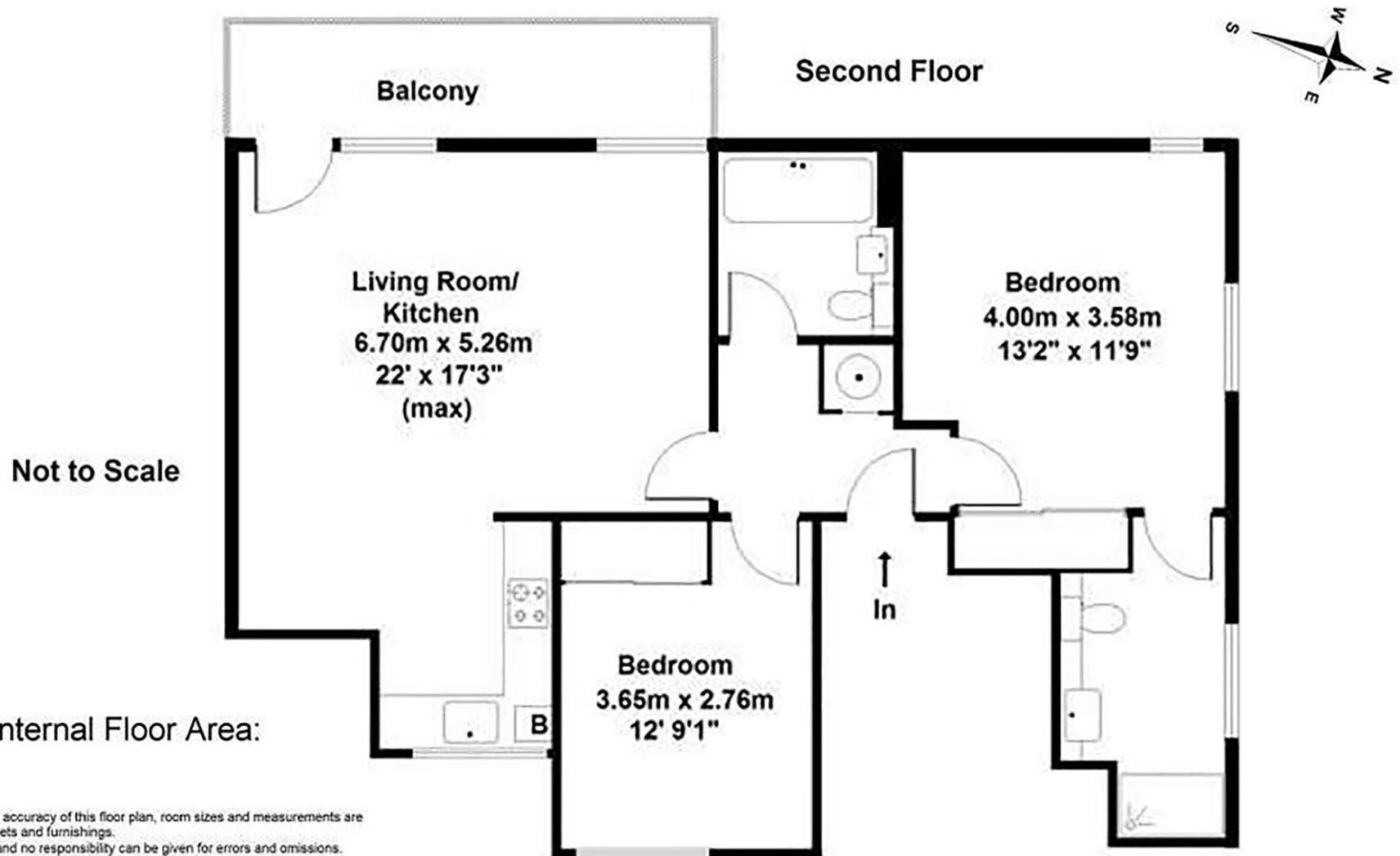
A main feature of the property is the light and airy open plan reception room/kitchen/dining area with a sun-trap West facing balcony designed to catch the afternoon and evening sun. Other benefits include a master bedroom with en-suite, a second double bedroom plus guest bathroom, gas central heating, double glazing, security video entry system and allocated parking.

With local shops and great transport links also close at hand this is an ideal base for busy commuters or anyone looking for a low-maintenance/high quality modern home. Early viewing highly recommended.

- Exclusive use of the second floor (only apartment on this level)
- Open plan reception room with west facing balcony
- Modern kitchen with granite work surfaces
- Master bedroom with en-suite
- Second bedroom with guest bathroom
- Allocated parking plus visitor parking
- Gas central heating and double glazing
- Highly regarded cul-de-sac location
- EPC Rating - B
- Council Tax Band - D



Floor Plan



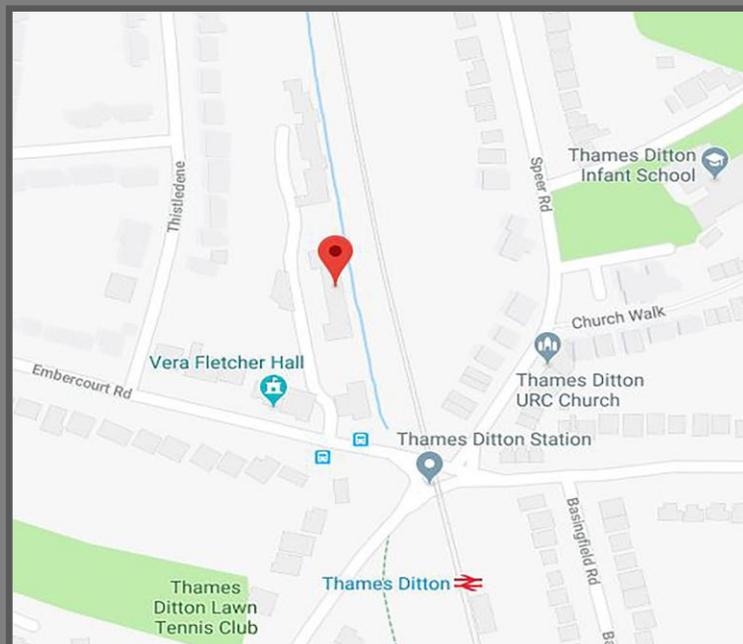
Approximate Gross Internal Floor Area:
71m sq 764sq ft)

Whilst every attempt has been made to ensure the accuracy of this floor plan, room sizes and measurements are approximate and should not be relied upon for carpets and furnishings. These plans are for representation purposes only and no responsibility can be given for errors and omissions.

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Location

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (82 plus)			Very environmentally friendly - lower CO ₂ emissions (82 plus)		
A			A		
(81-81)			B		
B			B	83	83
(69-80)			C		
C			C		
(55-68)			D		
D			D		
(39-54)			E		
E			E		
(21-38)			F		
F			F		
(1-20)			G		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.