



**Meade Court  
Walton On The Hill, Tadworth - Offers Over  
£250,000**

**Johnson's**  
Independent Property Agents

*Local people. Local knowledge.*



## the property



### **Meade Court Walton On The Hill, Tadworth**

Offers Over £250,000

- No Onward Chain
- Fitted Kitchen
- Open Plan Lounge
- Double Glazing
- Allocated Parking Space
- Gated Community
- Close to Tadworth Mainline Station and Access to Close to Tadworth Mainline Station and Access to the M25 Junction 9
- Local village amenities on your doorstep
- Opposite miles of open countryside

\*Open Day Saturday 9th October by appointment only\* Johnson's are pleased to offer to the market this attractive first floor one bedroom apartment located in the heart of Walton on the Hill Village with private gated access, parking and all of the village amenities on you door-step. This lovely flat has been very well maintained by the current owners and comprises a good sized hallway with large storage cupboard, a spacious and airy bedroom with fitted wardrobes. Fully tiled family bathroom and a lovely through living space with a fully fitted kitchen to one end. The kitchen is fitted with induction hob, washer/dryer, plenty of storage and breakfast bar. Approximate Floor Area 635.07 sq. ft (59.00 sq. m.)

The property is located in the centre of the sought after village of Walton on the Hill. The village amenities including , Co-op Supermarket, Newsagents with Post Office, Chemist, 2 local restaurants & 4 Village Pubs. Other features include Walton Primary School, local nursery schools and Walton Heath common which offers miles of open country side for walkers, cyclist and dog owners . Tadworth village offer further variety of local village shops, Pubs and restaurants as well as Tadworth mainline railway station with services to London and only a 15 minute walk or a 5 minute car journey. Regular bus services to the surrounding local towns of Epsom, Reigate and the London Borough of Sutton. The M25 (junction 8) is approximately 3 miles.



How energy efficient is the property?


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC		<b>England, Scotland &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

the layout



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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## the local area



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