

# Leaders

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## Leaders

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The Leaders guide to

# Buy To Let

in Walton-on-Thames



## Investing in Walton on Thames

In the 18th century Walton on Thames was a small rural village surrounded by common land on the banks of the River. Now Walton is a popular residential area with a wide range of properties, offering affordable houses and apartments, within close proximity to London, but within easy reach of attractive countryside and idyllic riverside locations.

This historic town can trace its existence to a Celtic Settlement, with its oldest remaining architecture dating back to 1086. The town is now thriving and has recently welcomed a superb state of the art shopping centre and accommodation complex, known as "The Heart", combining quality retail outlets with modern dining and bars.

Properties range from purpose built one and two bedroom flats, luxury riverside apartments, character conversions and executive homes. There are many well regarded private estates offering both reasonable and affluent accommodation. Walton's residential areas house all varieties of homes from 1930's semis to the character of the Edwardian and Victorian era, making the town attractive to young families and the commuter professionals.

### Shopping & Attractions

For the avid shopper there are the nearby towns of Kingston and Guildford offering comprehensive facilities and a wide range of department stores and high street chains. London is approximately 30 minutes from Walton on Thames Station mainline train station, taking you to the museums, theatres and nightlife.

Hampton Court Palace, with 500 years of royal history, is within easy reach of Walton. The Palace is set in 60 Acres of famous gardens offering a wealth of history and surrounded by boutiques and a wealth of dining experiences.

### Leisure

The River Thames itself offers relaxing walks, riverside pubs and its own Marina, due to the recent increase in popularity of boats on the river, where visitors can enjoy river trips and tow path strolls. The traditional regattas that were held in the 18th century continue to be held now. For the more active and sports enthusiasts there are Tennis Clubs, a new leisure and sports complex, Playhouse theatre and a screen cinema.

### Transport Links

Walton has its own mainline railway station, with direct links to Waterloo. The M3 and M25 are within easy access providing exceptionally good routes to both London Airports.

### The Heart

The arrival of the 120 million retail and accommodation complex, provides not only a brand new shopping centre, offering quality retail stores, boutiques, coffee shops and fine dining but also stunning residential apartments benefit from private access, concierge service, secure underground parking and one acre of hidden landscaped gardens.



## What to buy

Please note that the figures below are based on recent sales in Walton-on-Thames and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Very High	£100K - £125K	£ 550 - £ 695 PCM
One bed (Purpose built)	Very High	£140K - £240K	£ 675 - £ 850 PCM
One bed (Conversion)	Very High	£150K - £250K	£ 675 - £ 900 PCM
Two bed (Conversion)	Very High	£160K - £250K	£ 850 - £1200 PCM
Two bed (Purpose built)	Very High	£160K - £250K	£ 850 - £1200 PCM
Three bed (Semi)	Very High	£275K - £400K	£1100 - £1400 PCM
Three bed (Terraced)	High	£250K - £350K	£1100 - £1200 PCM
Two Bed (Terrace)	High	£200K - £300K	£ 900 - £1000 PCM
Detached	Low	£350K +	£1800 +

## Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

