

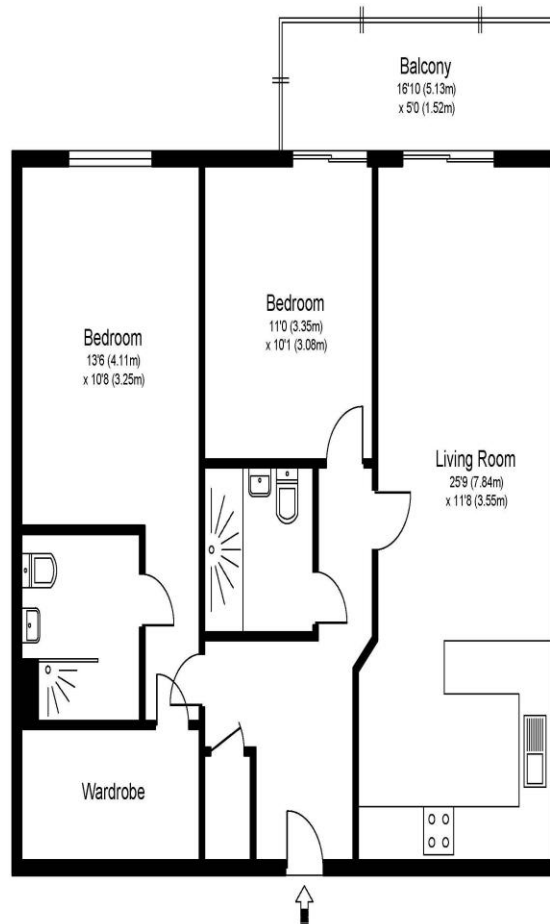


**18 Meadows House New Zealand Avenue Walton-On-Thames Surrey KT12 1PG**

**£1595pcm + Initial deposit**



MEADOWS HOUSE, NEW ZEALAND AVENUE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 78 m sq / 835 sq 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.

Meadows House is an over 60's development built in 2016 by McCarthy & Stone and is centrally located in Walton-on-Thames, allowing for easy access to the vast array of shops and restaurants. The flat is situated on the 2nd floor and benefits from two double bedrooms with the main having the advantage of an en-suite bathroom and large walk-in wardrobe. There is a spacious living room and kitchen which has an open-plan setup separated by a breakfast bar. The kitchen is well equipped and has plenty of cupboard and work surface space. From the living room you have a large balcony that overlooks New Zealand Avenue. There is also a further shower room off from the hallway, plus a large storage cupboard. There is a fantastic community feel and regular organised coffee mornings amongst other things. Other benefits include a concierge service, communal gardens, secure entry, lift, a visitor suite, and a parking space for one car. The location is incredibly convenient with the towns' amenities on your doorstep, plus you have good access to the River Thames, Walton mainline station, and popular bus routes. Offered to rent either part-furnished or unfurnished and is available now. EPC Rating B.





**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.