



**29 Hillrise Walton-On-Thames Surrey KT12 2PE**

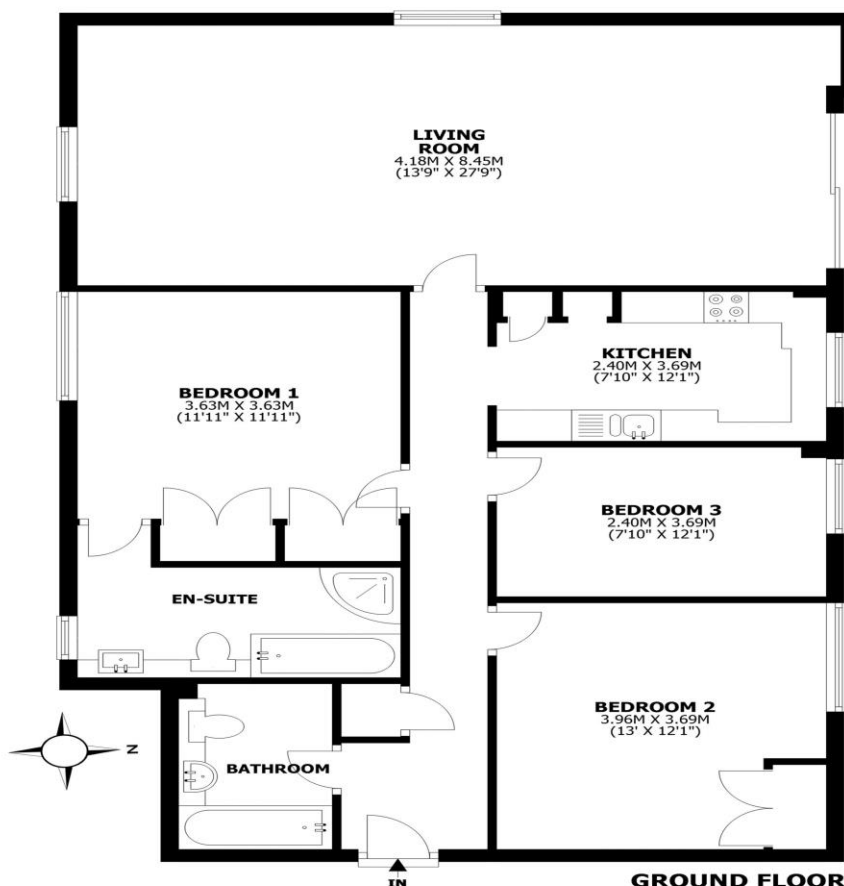
**£2150pcm + Initial deposit**





## Hillrise, Walton-on-Thames, KT12

Total internal area: approx. 106.6 sq. metres (1146.9 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

Set within a beautiful gated riverside development is this three-bedroom ground floor flat which benefits from river views and a private patio. The flat has been recently redecorated and has new carpets throughout. The rooms are all spacious and consist of a dual-aspect lounge and dining room, a separate modern kitchen, three good sized bedrooms (with the main benefiting from an en-suite shower room and fitted wardrobes), and a main bathroom.

From the living room there are sliding doors that open out to a private patio with the communal garden in front and the river beyond. The grounds are all well-kept and there is a large garage situated next to the block. Hillrise is set on Manor Road which is a popular part of 'old' Walton as it allows easy access to the town centres shops, restaurants, supermarkets, and cinema. The tow path allows lovely walks towards both Weybridge and Hampton Court, and you are close to a couple of popular riverside pubs. Offered to rent unfurnished and available 25th July 2024. EPC Rating C.



**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.