

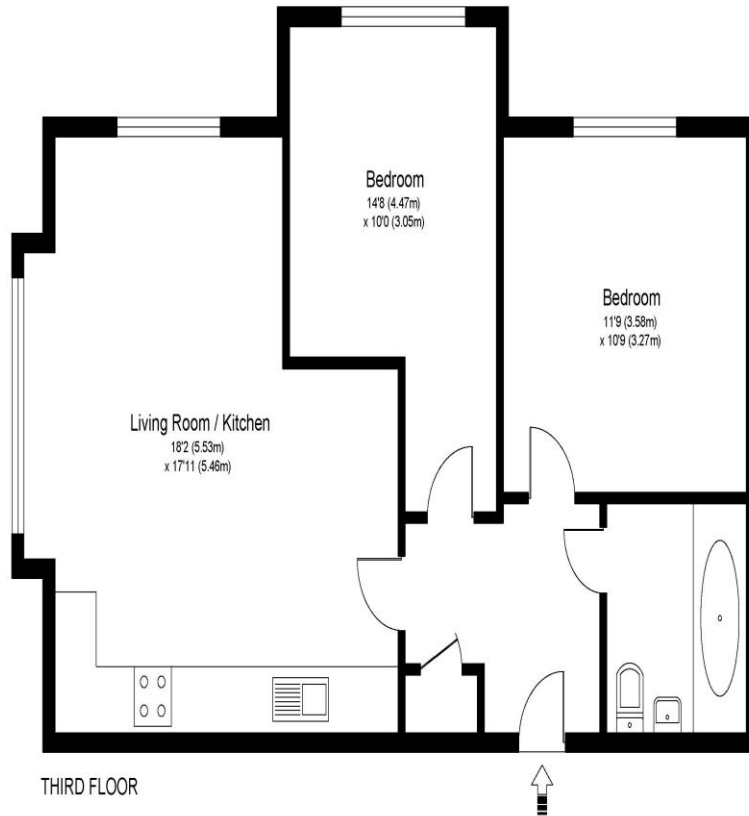


**26 Waterloo Court Mayfield Road Hersham Walton-On-Thames Surrey KT12 5AD**

**£1600pcm + Initial deposit**



## WATERLOO COURT KT12



Approximate Gross Internal Floor Area: 59 m sq / 632 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.

A two-bedroom top floor apartment offering spacious accommodation all within a great location for Walton on Thames Mainline train station. Also benefiting from allocated parking for one car. Internally a lovely apartment with spacious rooms and well-presented & furnished throughout. There is gas central heating, double glazing and an air filtration system. The kitchen and bathroom are both modern and well presented. Externally this is a really well maintained and tidy block with a secure entry phone system and a lift. You have one allocated parking space within the resident's car park and there is a pleasant communal garden area for residents. An excellent location right on the doorstep of Walton on Thames mainline train station with its fast train service into London Waterloo. Available Furnished from the 13th July 2024. 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.