

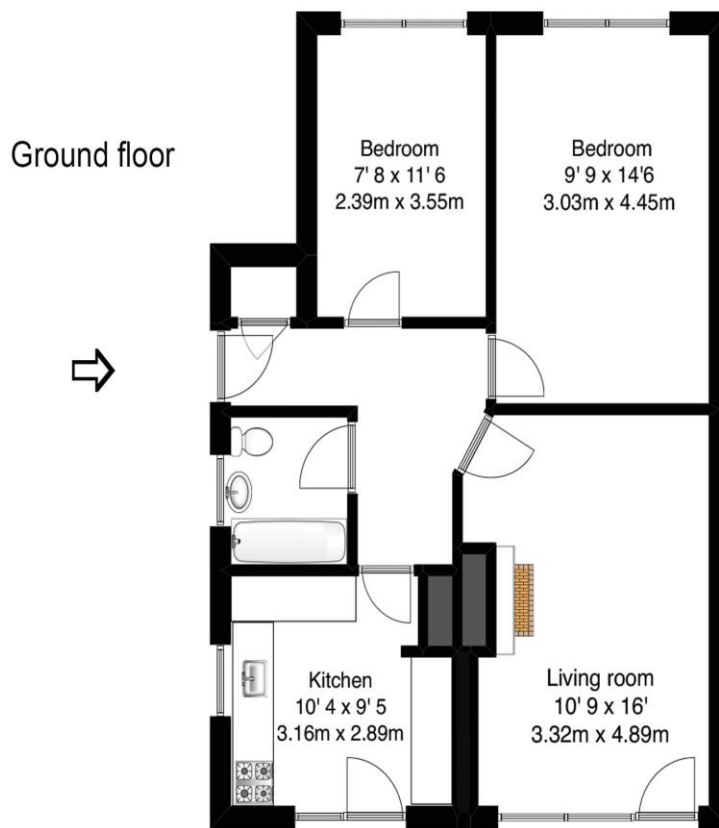


**Flat 3, 73 Rydens Avenue Walton-On-Thames Surrey KT12 3JH**

**£1600pcm + Initial deposit**



Approximate gross internal floor area 646 Sq Ft 60 Sq M



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A two-bedroom ground floor maisonette with gardens, offered in good order and well-located on prime residential street. There is a private rear patio garden and a large front/side garden laid to lawn. Internally the property is well-presented with a modern kitchen and bathroom. Both bedrooms are double, and the living room is spacious. The property is well-located on this popular road within Walton-on-Thames, approx. 0.7 miles from Walton train station with its fast train service into London Waterloo. Available NOW, unfurnished. 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.