

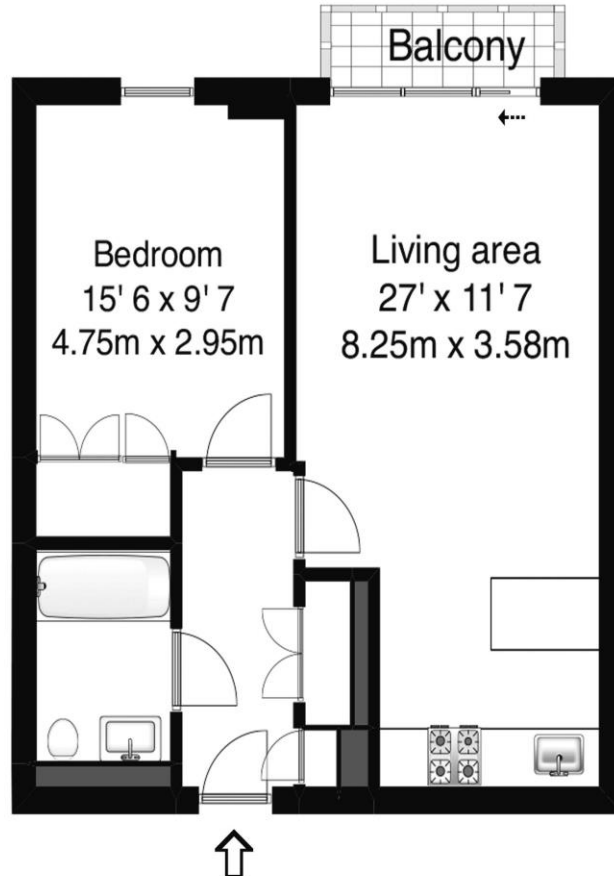


**404 The Heart Walton-On-Thames Surrey KT12 1GE**

**£1450pcm + Initial deposit**



Approximate gross internal floor area 570 Sq Ft 53 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.

Set on the 4th floor of this popular modern development, right in the heart of the town centre, this one bedroom apartment is bright and airy with south-facing views towards Ashley Park.

The property consists of an open plan living room and fitted kitchen which is divided by a breakfast bar and allows access onto the balcony. The bedroom is a good sized double with fitted wardrobes and there is a fitted bathroom suite with shower over bath. The development has a concierge service, 24-hour security and an underground car park of which you have access for one car. Being central, you are close to all amenities and within proximity of the River Thames and Walton mainline station. Available NOW, unfurnished.

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.