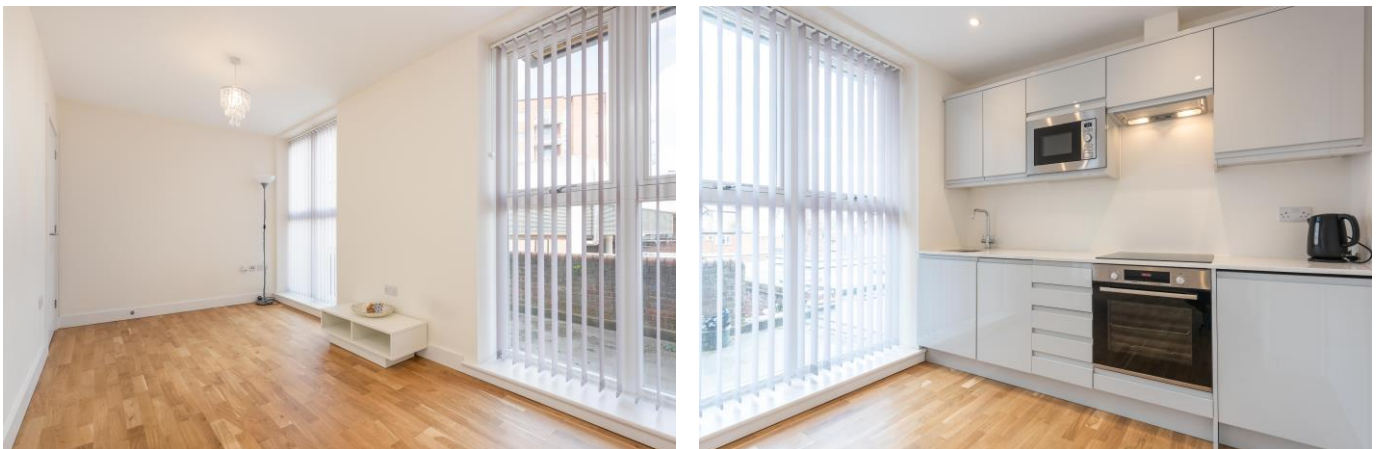


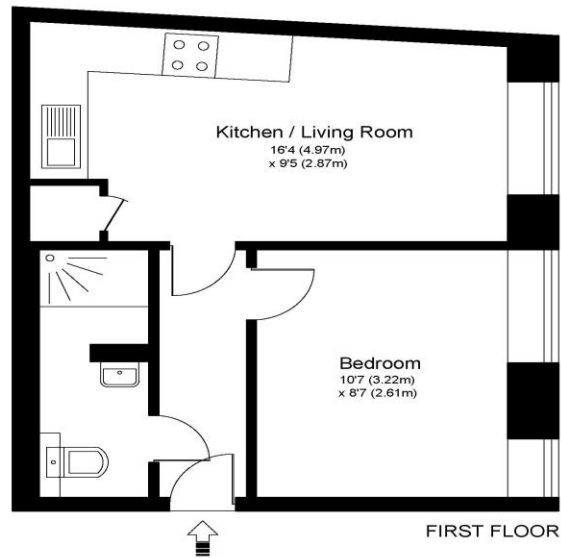


**9 Brassey House New Zealand Avenue Walton-On-Thames Surrey KT12 1QD**

**£1150pcm + Initial Deposit**



## BRASSEY HOUSE KT12



Approximate Gross Internal Floor Area: 29 m sq / 308 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 one-bedroom apartment set on the first floor of this pretty conversion town centre apartment block.

Internally this apartment has a good feel to it and offers compact, modern accommodation. The bedroom is a good double room and has two windows giving lots of natural light. There is a lovely modern shower with good quality shower fittings. The main living space is open plan with the kitchen and has an additional useful storage cupboard. Ideally located in the town centre just moments from the High Street and local amenities including coffee shops, restaurants, and supermarkets. There is an Everyman cinema in walking distance and the River Thames is not far away. Walton-on-Thames train station is approx. 1 mile away and offers a fast train service into London Waterloo. Available 4<sup>th</sup>

November 2024, 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.