

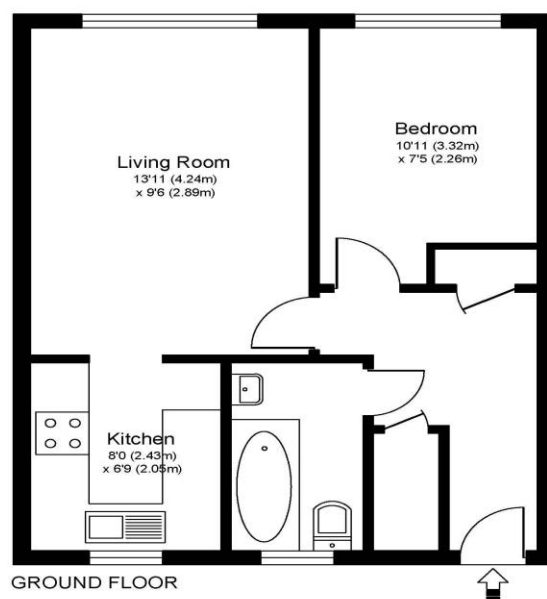


**1 Mellor Close Walton-On-Thames Surrey KT12 3RX**

**£1195pcm + Initial Deposit**



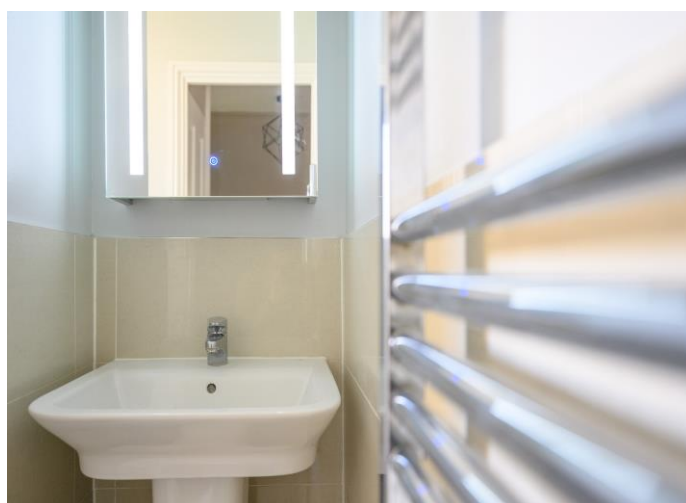
MELLOR CLOSE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 36 m sq / 385 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 ground floor maisonette with gas central heating and double glazing. Internally this is a lovely home with a modern kitchen and bathroom that have both been renovated within the last few years. The kitchen is offset from the living space and there is a double bedroom plus additional hallway storage. Set on the ground floor giving easily accessible accommodation if required. To the front of the home is residents parking and to the rear there is a communal garden area. Located within this popular residential estate, approx. 1 mile to Hershams Train station. There is foot access to Molesey Heath close by making this a popular spot for those that enjoy the outdoors. Available NOW, Unfurnished.



**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.