



**238 The Heart Walton-On-Thames Surrey KT12 1GB**

**£1450pcm + Initial deposit**





TOTAL APPROX. FLOOR AREA 52.7 SQ.M. (567 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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A well-presented second floor, one-bedroom apartment situated in the Heart of Walton development. Internally the property in good decorative order with a spacious open plan kitchen/living area, a double bedroom with fitted wardrobes, modern bathroom and balcony overlooking the communal gardens. Being positioned in central Walton-on-Thames this unique development offers a fantastic lifestyle with easy access to all the local amenities including a selection of retail stores, restaurants, coffee bars and riverside pubs. Walton-on-Thames mainline station is also serviced by a regular fast train service into London Waterloo.

Unfurnished and available from 18th November 2024. EPC Rating D.



**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.