

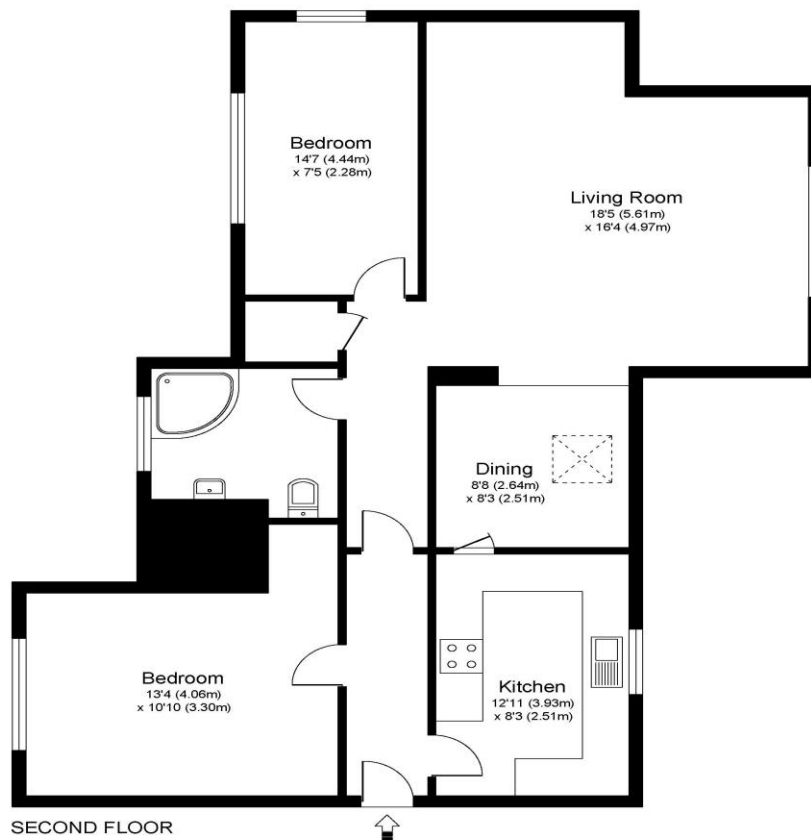


Flat 3, 79 Ashley Road Walton-On-Thames Surrey KT12 1HQ

£1650 pcm + Initial deposit



ASHLEY ROAD KT12



Approximate Gross Internal Floor Area: 82 m sq / 885 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.

We are pleased to offer this spacious two-bedroom apartment set within this beautiful grand building located on the prestigious Ashley Road. Being on the top floor of this lovely building, this apartment is accessed via a classic communal hallway with a winding staircase up to the top floor. The apartment offers plenty of character, being positioned within the roof there is lots of shape to the rooms and plenty of natural light throughout. The real feature of the property is the living space which feels sizeable with plenty of room for a lounge, dining, and home office area. Both bedrooms are double rooms and there is a decent-sized family bathroom. The kitchen is within a separate room and offers plenty of room for cupboards and work surface space. Externally you benefit from two parking spaces. Ideally located on the prestigious Ashley Road, within 0.3 miles approx. of Walton-on-Thames Mainline train station with its fast train service into London Waterloo. The town centre is also in close proximity and offers plenty of amenities including restaurants, shops, an Everyman Cinema and supermarket. Unfurnished, EPC Rating E. Available 17th June 2025.



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.