

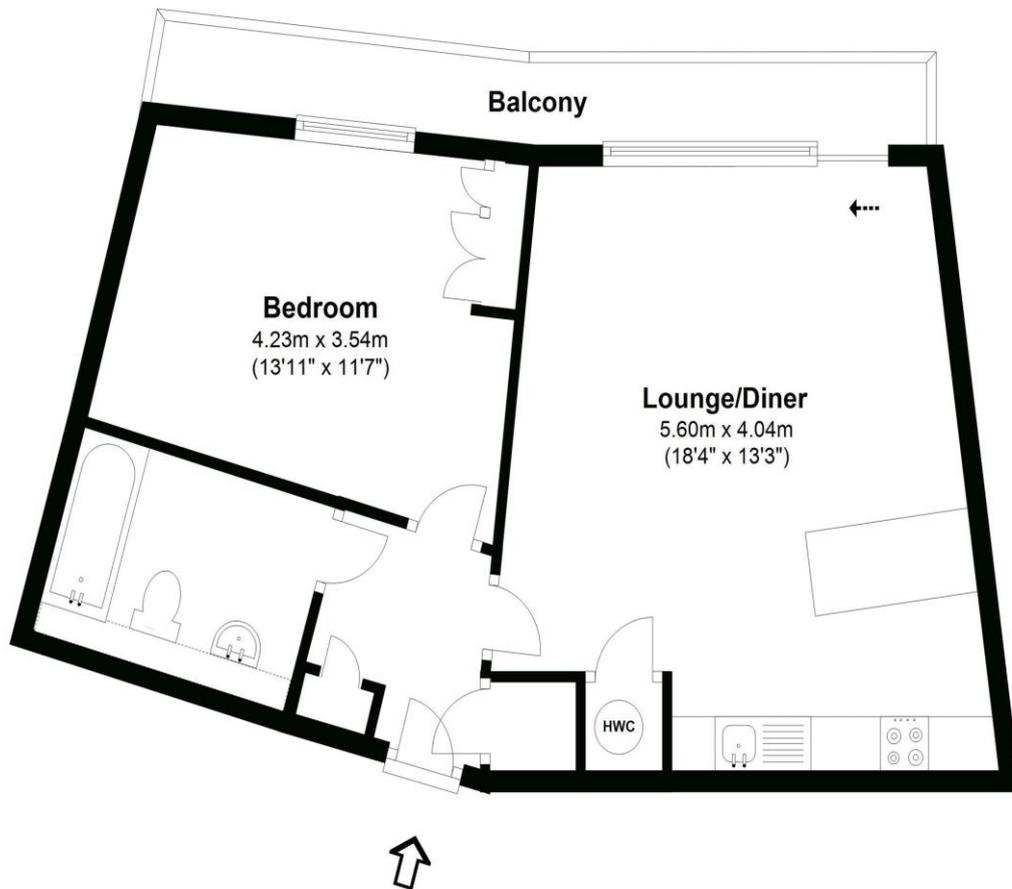


**118 The Heart Walton-On-Thames Surrey KT12 1GA**

**£1450pcm + Initial deposit**



Approximate gross internal floor area 46 Sq M 495 Sq Ft



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.

Located in this popular modern development, this first floor, one bedroom apartment, offers bright and spacious accommodation including lounge/kitchen with fitted appliances, large terrace, double bedroom with fitted cupboards, modern bathroom and secure underground parking. The block benefits from concierge service and 24-hour security. Positioned in the centre of Walton-on-Thames, the location offers an array of restaurants and shops on your doorstep. Available unfurnished from 11TH July 2025. 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.