

**JAMES NEAVE**  
THE ESTATE AGENTS

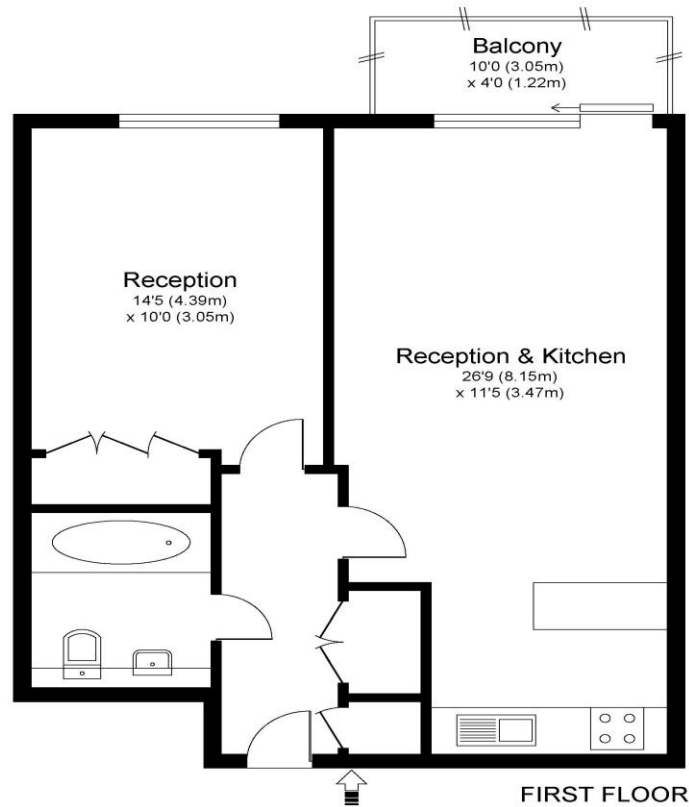


**112 The Heart Walton-On-Thames Surrey KT12 1GA**

**£1450 pcm + Initial deposit**



## THE HEARTS KT12



Approximate Gross Internal Floor Area: 55 m sq / 590 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 situated within the Heart of Walton development. A modern one-bedroom apartment offered in excellent order. The living room is open plan to the kitchen and opens onto the balcony. The bedroom is a good double with a built-in wardrobe. The price includes a parking permit for one car in the underground car park. The Heart development offers a concierge service and 24-hour security. Being positioned in central Walton-on-Thames this popular development offers a fantastic lifestyle choice with easy access to all of the local amenities including a fine selection of retail stores, restaurants, coffee bars and riverside pubs. Walton-on-Thames station is also serviced by a regular fast train service into London Waterloo. EPC Rating C. Available from 2nd 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.