

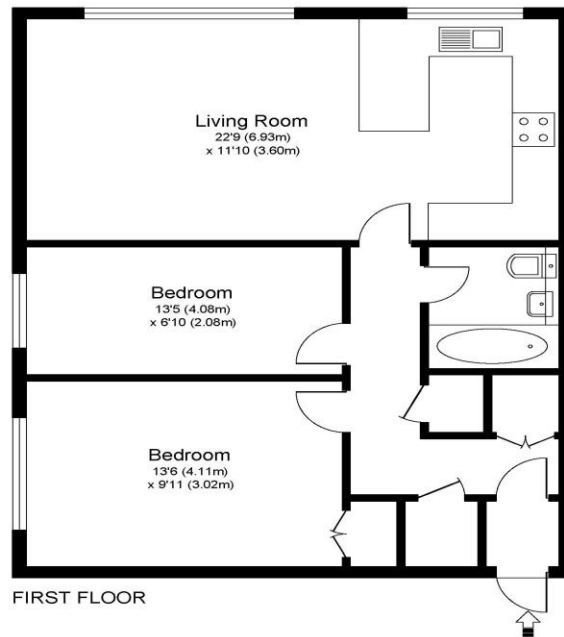


**4 Egmont Court Egmont Road Walton-On-Thames Surrey KT12 2NN**

**£1600pcm + Initial deposit**



## EGMONT COURT KT12



Approximate Gross Internal Floor Area: 60 m sq / 642 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 modern two-bedroom first floor flat which is centrally located allowing easy access to the high street shops. Finished to a high standard and benefitting from a modern plumbing and electric system, and double-glazed windows. The rooms are all a generous size, with two double bedrooms, an open plan kitchen and living room with breakfast bar, luxury bathroom and hallway with cupboard space. There is a nice open aspect view which allows the light to flood in. The block is well-maintained and situated in a quiet residential road close to the shops, restaurants, and supermarkets, plus you are in a good catchment area for local schools. Offered to rent unfurnished, available 14th April 2025. EPC Rating C.



**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.