

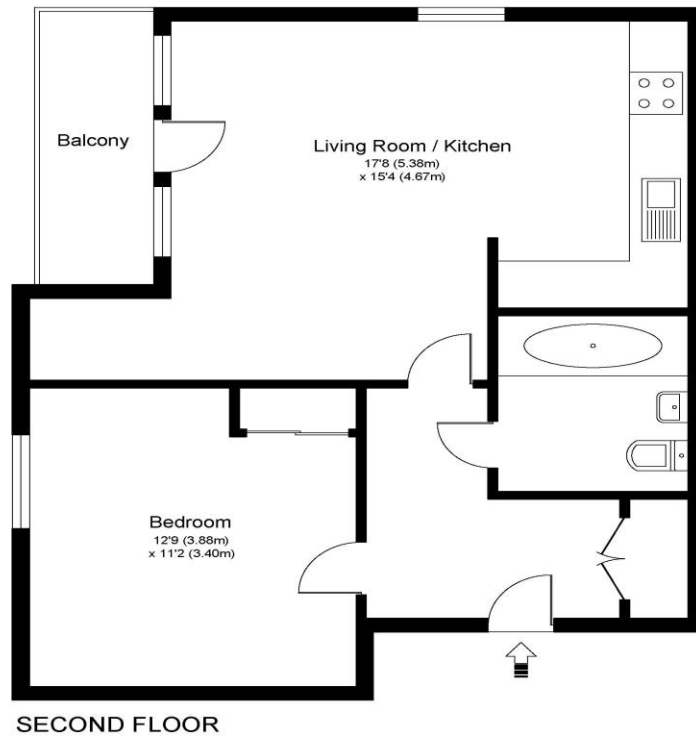


11 Watson House Leaping Birds Rise Walton-On-Thames Surrey KT12 1GP

£1,500 pcm + Initial deposit



WATSON HOUSE KT12



Approximate Gross Internal Floor Area: 55 m sq / 593 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 build one-bedroom apartment set on the second floor of this exciting development at Walton Court, Walton-on-Thames. Internally this home offers a high-quality finish within a safe secure environment. The apartment is clean and modern with a good double bedroom with built-in wardrobes. The main living space is open plan to the kitchen and benefits from a recess area perfect for home office space and a large useable balcony with views across the Halfway Green. The block itself is secure and there will be parking for one car available. Set within this exciting development just moments from the Halfway amenities, shops, restaurants, and Tesco Express. Walton-on-Thames train station is in close proximity and offers a fast train into London Waterloo. Available to rent unfurnished. EPC Rating C.

Available from 12th July 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.