

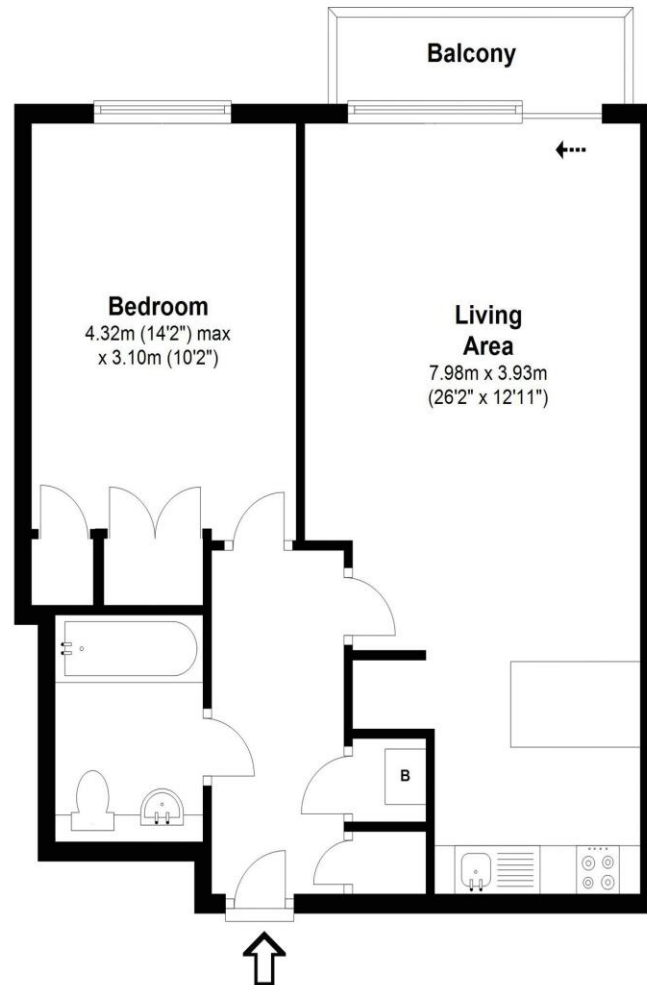


473 The Heart, Walton-on-Thames, Surrey, KT12 1GE

£1450pcm + Initial deposit

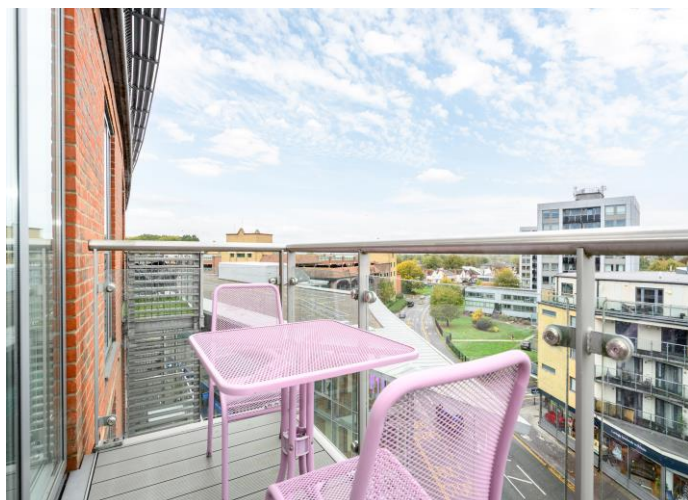
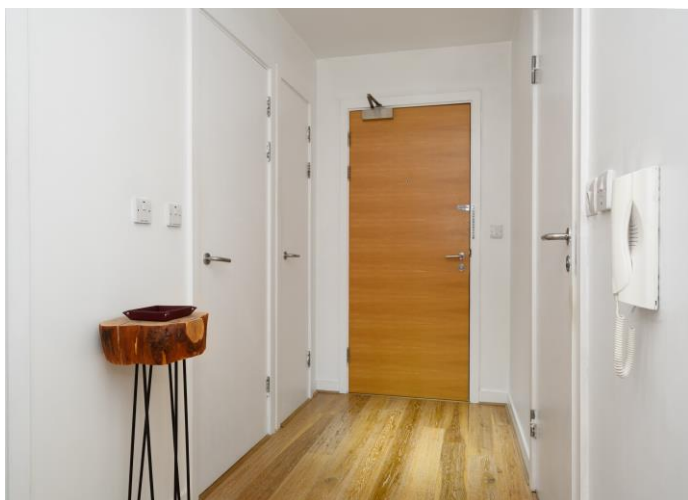
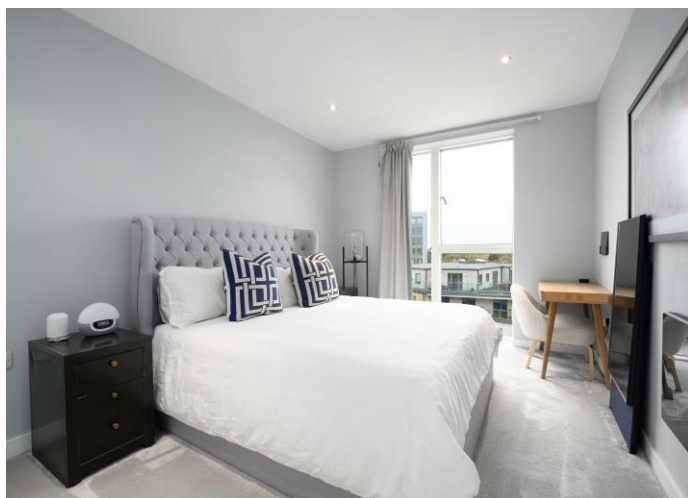


Approximate gross internal floor area 55 Sq M 592 Sq Ft



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.

A modern one-bedroom flat on the 4th floor with a balcony and underground parking, ideally located in the centre of Walton-on-Thames. The property offers an open-plan living room and kitchen with a breakfast bar, a modern bathroom, and a double bedroom with fitted wardrobes. The balcony off the living room is large enough for a small table and chairs, and the décor is modern throughout. The building includes secure underground parking with one allocated space, a lift to all floors, and secure entry. Situated in the town centre, you're just a short walk from shops, restaurants, and local amenities. The River Thames and its towpath are close by, and Walton Mainline Station is approximately one mile away, offering fast services into London Waterloo. Available from 3rd November 2025, offered furnished or unfurnished. EPC Rating B.



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.