

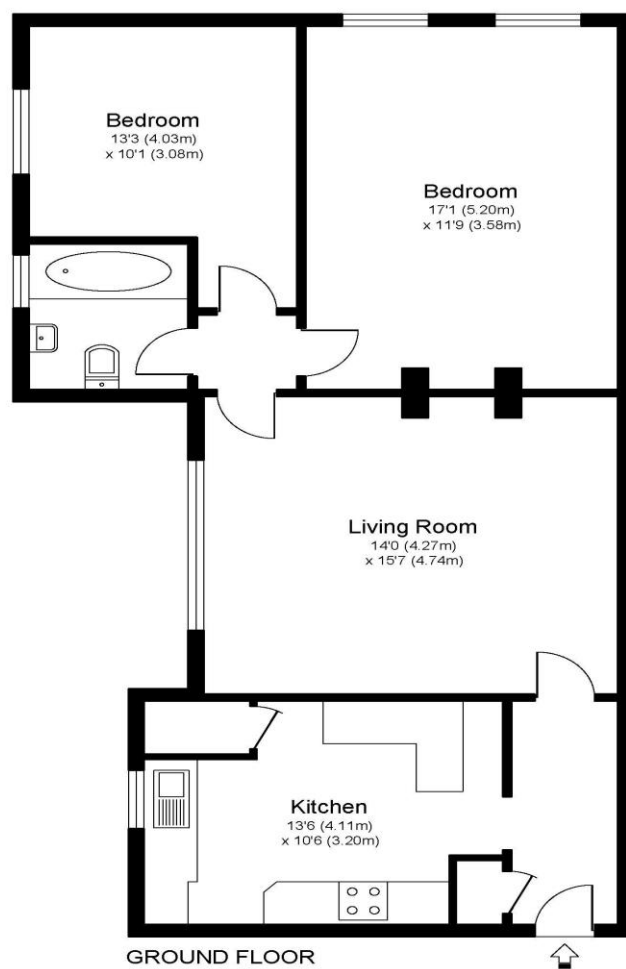


3 Regnolruf Court, Church Street, Walton-On-Thames, Surrey, KT12 2QT

£1600pcm + Initial deposit



REGNOLRUF COURT, CHURCH STREET,
WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area: 74 m sq / 800 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 two-bedroom ground floor flat presented in good order throughout and located within Walton town centre. Set on the ground floor, the flat benefits from spacious rooms throughout. The accommodation includes a large separate fitted kitchen with breakfast bar, a spacious lounge, two bedrooms with the main bedroom benefiting from fitted wardrobes, and a bathroom with a shower over bath. Being positioned within the town centre, the property is close to the Heart Shopping Centre, supermarkets including Sainsbury's, Aldi and Marks & Spencer, as well as popular coffee shops and restaurants. The River Thames is also within walking distance, offering pleasant towpath walks and riverside pubs. Offered to rent unfurnished from 15th January 2026. 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.