

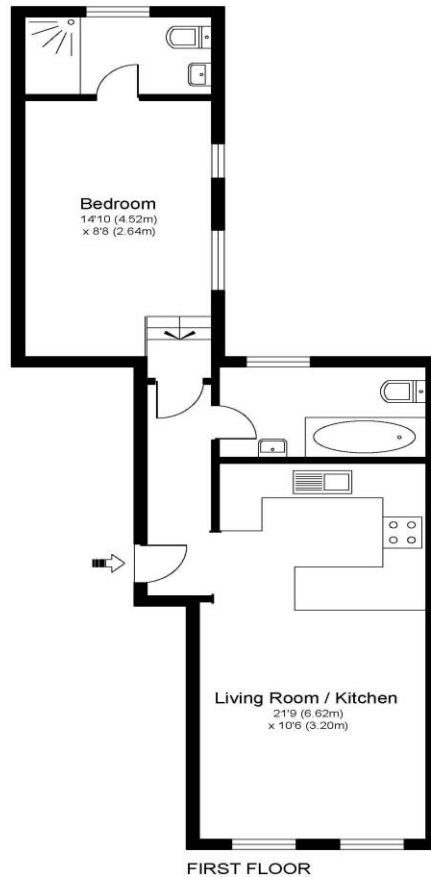


97a Hersham Road Walton-On-Thames Surrey KT12 1RN

£1200pcm + Initial Deposit



HERSHAM ROAD KT12



Approximate Gross Internal Floor Area: 46 m sq / 492 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 well-presented one-bedroom, two-bathroom, flat located in a fantastic position for Walton mainline station and the Halfway shops. Set on the first floor and consisting of an open plan living room and kitchen with breakfast bar, a good-sized bedroom benefiting from an en-suite shower room, and a separate family bathroom. All presented in nice modern order including wood effect flooring throughout. Brilliantly positioned for Walton station with its quick trains to London Waterloo, local amenities, plus just a mile to Walton high street. Offered to rent Un-Furnished and available Now. PLEASE NOTE THE LANDLORD IS RETAINING A BEDROOM FOR STORAGE, THIS WILL BE LOCKED AND NOT ACCESSED DURING YOUR TENANCY. 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.