

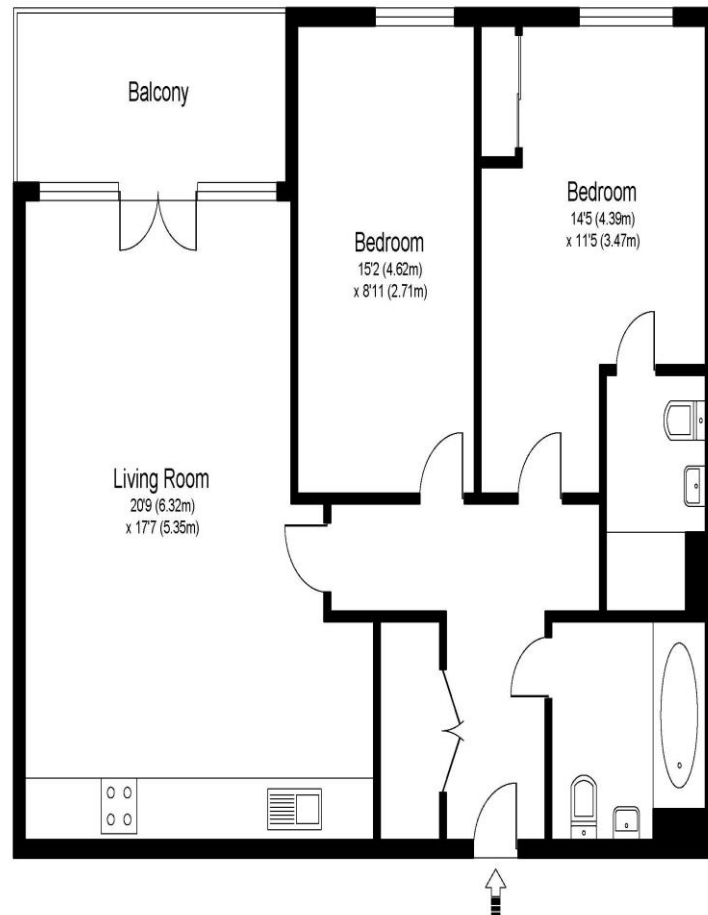


9 Watson House 1 Leaping Birds Rise Walton-On-Thames KT12 1GP

£1995pcm + Initial deposit



WATSON HOUSE, LEAPING BIRDS RISE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 77 m sq / 830 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 beautifully presented two-bedroom, two-bathroom furnished apartment in the popular Walton Court Gardens development by Crest Nicholson. Ideally located just moments from Walton mainline station (trains to London Waterloo in 26 minutes) and around a mile from Walton High Street with its shops, restaurants, and Everyman Cinema. Halfway amenities, including a Tesco Express, are also nearby. The apartment is finished to a high standard and in excellent condition. It features an open-plan living room and kitchen, with a covered balcony off the living area. The main bedroom is a spacious double with fitted wardrobes and an en-suite shower room. The second bedroom is also a double, with a modern family bathroom. There's additional hallway storage. Benefits include access to the on-site gym, communal gardens, secure entrance, lift access, and one allocated parking space. Available furnished from 8th September 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.