



## 224, The Heart, Walton-On-Thames, Surrey, KT12 1GB

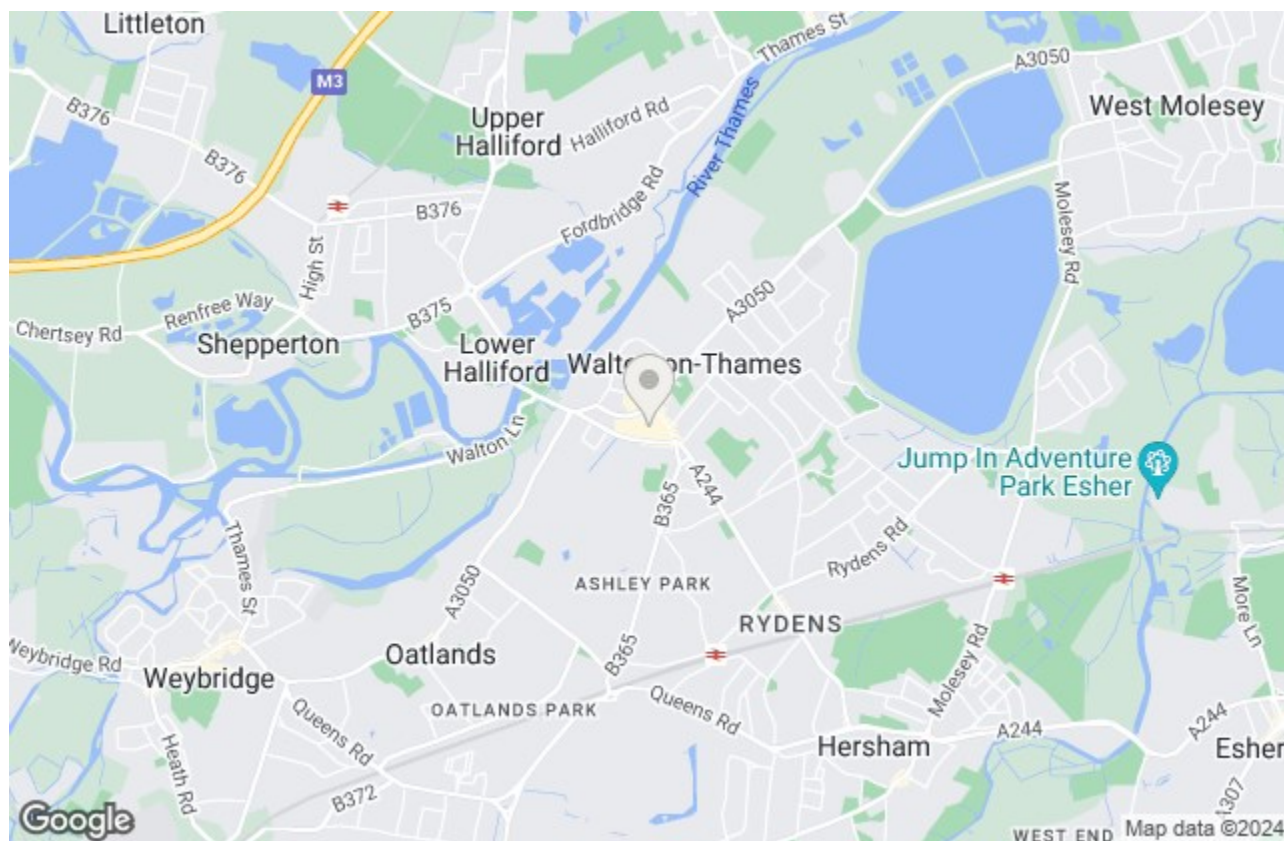
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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**Per Calendar Month £1,295 Per Calendar Month**

We are pleased to offer this stunning 2nd floor part furnished apartment in the prestigious Heart Development. The accommodation comprises entrance hall with built in storage cupboard, good size living room with private balcony overlooking the shopping centre. Luxury fully fitted kitchen with breakfast bar. The double bedroom is a good size with a large double built in wardrobe while the bathroom comprises a matching three piece white suite with shower over the bath with a screen. Outside there are good size communal gardens and secure underground parking. Viewing is highly recommended. Available part furnished with furniture of good taste and condition - beginning of June 2024.



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