JAMES NEAVE
THE ESTATE AGENTS



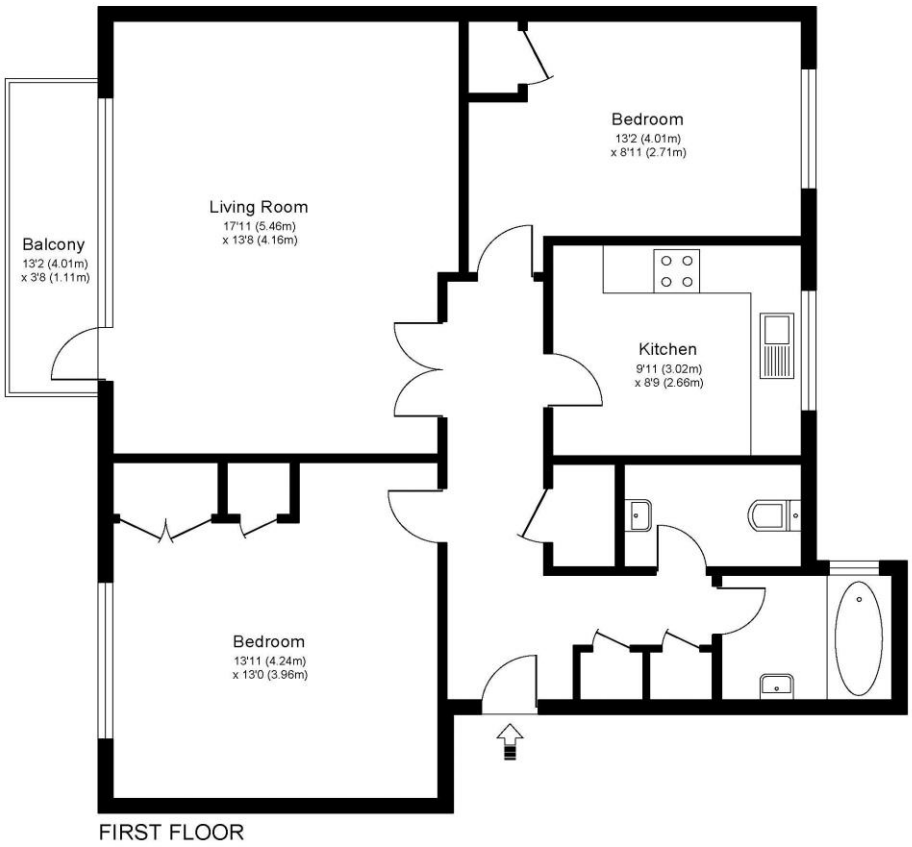
4 Conifers, Weybridge, Surrey, KT13 9TJ

£1750pcm + Initial deposit





CONIFERS, WEYBRIDGE, SURREY, KT13



FIRST FLOOR

Approximate Gross Internal Floor Area: 78 m sq / 835 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.

This well-presented two double bedroom first-floor flat is ideally situated in a popular and quiet residential location, within walking distance of Walton mainline station, offering direct trains to London Waterloo in as little as 23 minutes. The property offers a spacious living room with plenty of room for both lounge and dining furniture, with doors opening onto a private balcony overlooking the well-maintained communal gardens. There is a separate fitted kitchen with an excellent range of cupboards and worktop space, along with two well-proportioned double bedrooms. The accommodation is completed by a modern bathroom with a shower over the bath and a separate WC. Further benefits include good internal storage, attractive wood flooring, a secure entry system, well-kept communal areas and grounds, and residents' parking. The location is a real bonus, with Cleves School nearby and Walton station within easy walking distance, providing a convenient commute into London Waterloo. Available unfurnished from 19th December. 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.