

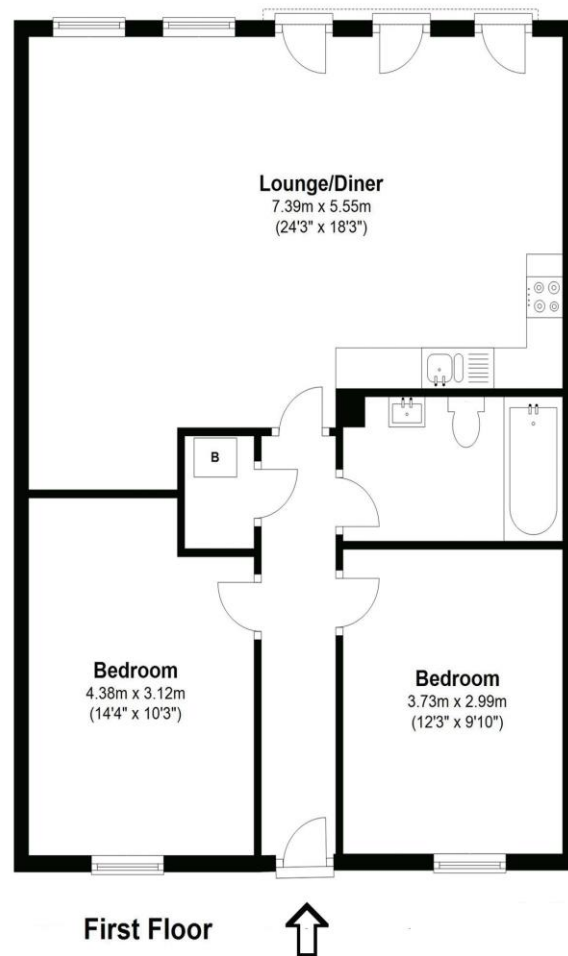


**5 Auckland House, New Zealand Avenue, Walton-on-Thames, Surrey, KT12 1PL**

**£1625pcm + initial deposit**



Approximate gross internal floor area 73.8 Sq M 794.5 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A well-presented two double bedroom apartment ideally situated in the heart of Walton-on-Thames, within easy reach of the town centre, local shops, restaurants, and approximately one mile from Walton Mainline Station. A well-presented two double bedroom apartment ideally situated in the heart of Walton-on-Thames, within easy reach of the town centre, local shops, restaurants, and approximately one mile from Walton Mainline Station. The property offers spacious accommodation throughout, featuring a modern fitted kitchen, a bright and airy living room with a Juliet balcony, two generously sized double bedrooms, and ample hallway storage space. The contemporary bathroom has been recently refurbished to a high standard. Further benefits include secure entry to the building and an excellent central location, just moments from the High Street and its wide range of amenities. Available unfurnished from 1st August. EPC Rating: B.



**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.