JAMES NEAVE
THE ESTATE AGENTS



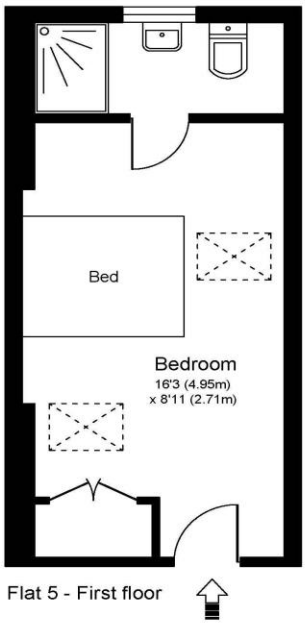
Apartment 2, Room 5, 34a High Street, Walton-on-Thames, Surrey, KT12 1BZ

£975pcm + Initial deposit





FLAT 5 - APT 2 - 34a HIGH STREET, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 16 m sq / 171 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 single occupancy, double room available to let within this town centre HMO development. The room has its own en-suite, and there is a modern, spacious kitchen break out room. Each room is furnished with your staple hard furnishings to get you going. Externally you have a main entrance from the high street with secondary access from Accommodation Road behind. There will be a communal bike store on site. Well located within central Walton-on-Thames, moments from the high street amenities including shops, supermarkets, restaurants, coffee shops and the popular Everyman Cinema. Walton-on-Thames train station is approx. 1 mile away with its fast train service into London Waterloo. Fully Furnished. EPC Rating B. *Utilities, Council Tax and Wi-Fi all included, subject to fair usage terms. Available from 6th January 2027.





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.