

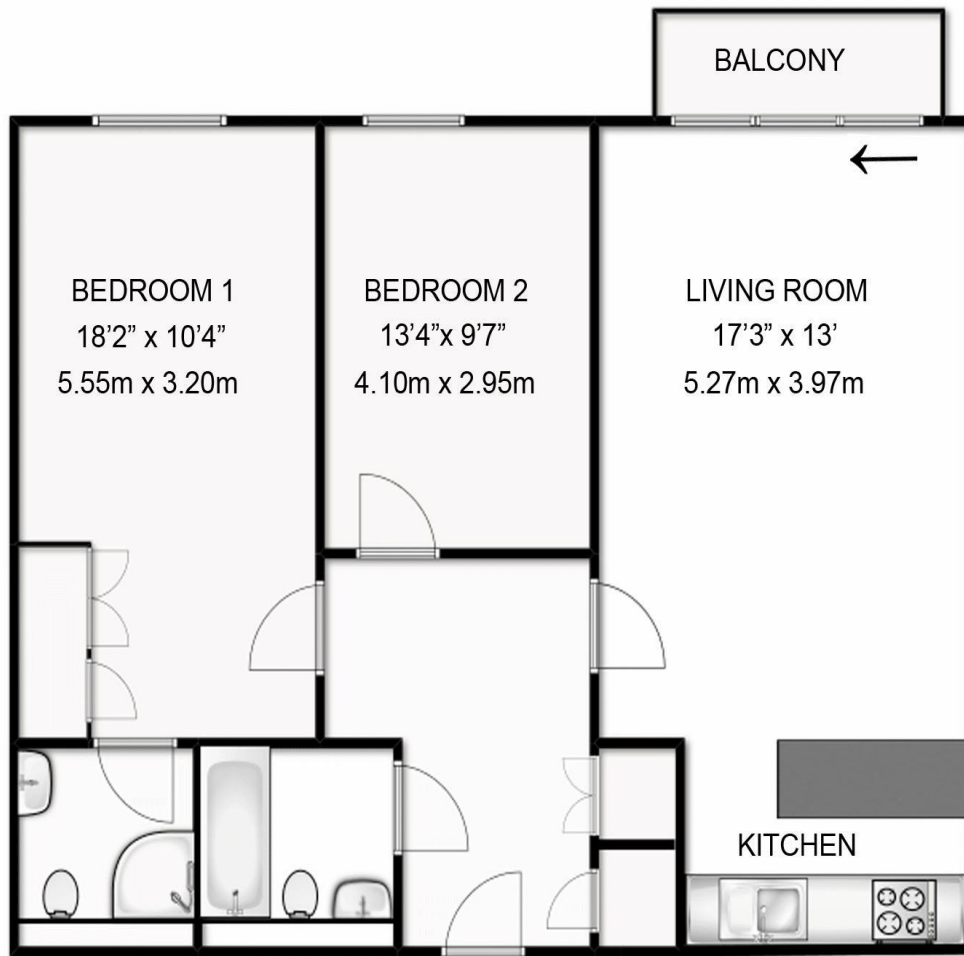


**443 The Heart, Walton-on-Thames, Surrey, KT12 1GE**

**£1795pcm + Initial deposit**



APPROXIMATE GROSS INTERNAL FLOOR AREA 785 sq. ft. 73 m sq



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 superb fourth-floor, two-bedroom, two-bathroom apartment in the popular Heart of Walton development. South-facing, the property is bright and airy, featuring an open-plan kitchen/living room with high-quality fitted units and doors leading to a balcony overlooking the internal gardens. Both bedrooms are doubles, with the principal benefiting from fitted wardrobes and an en-suite shower room. There is also a family bathroom and a utility cupboard. Further benefits include a concierge service, security entry system, lifts to all floors, communal gardens, and underground parking. Ideally located above shops and restaurants, and close to the River Thames and Walton mainline station. Available unfurnished now. 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.