

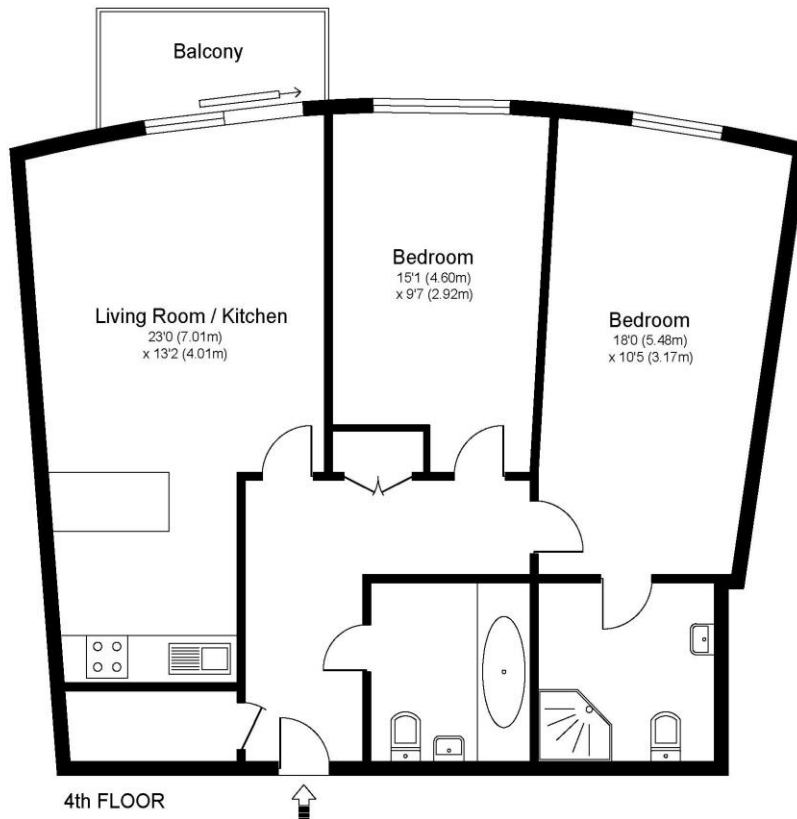


419 The Heart, Walton-on-Thames, Surrey, KT12 1GE

£1795pcm + Initial deposit



THE HEART, SURREY KT12



Approximate Gross Internal Floor Area: 74 m sq / 801 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 two-bedroom, two-bathroom apartment in the popular Heart of Walton development, with its easy access to the high street shops, restaurants, Ashley Park and within walking distance of Walton mainline station. The accommodation includes an open-plan lounge and kitchen, a balcony overlooking the communal gardens, two double bedrooms, a family bathroom and en-suite to the main bedroom. Other benefits include secure underground parking for one car, a concierge service, various lifts, communal gardens and 24-hour security. Available with furnished or unfurnished, and available 1st August 2026.

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.