JAMES NEAVE
THE ESTATE AGENTS



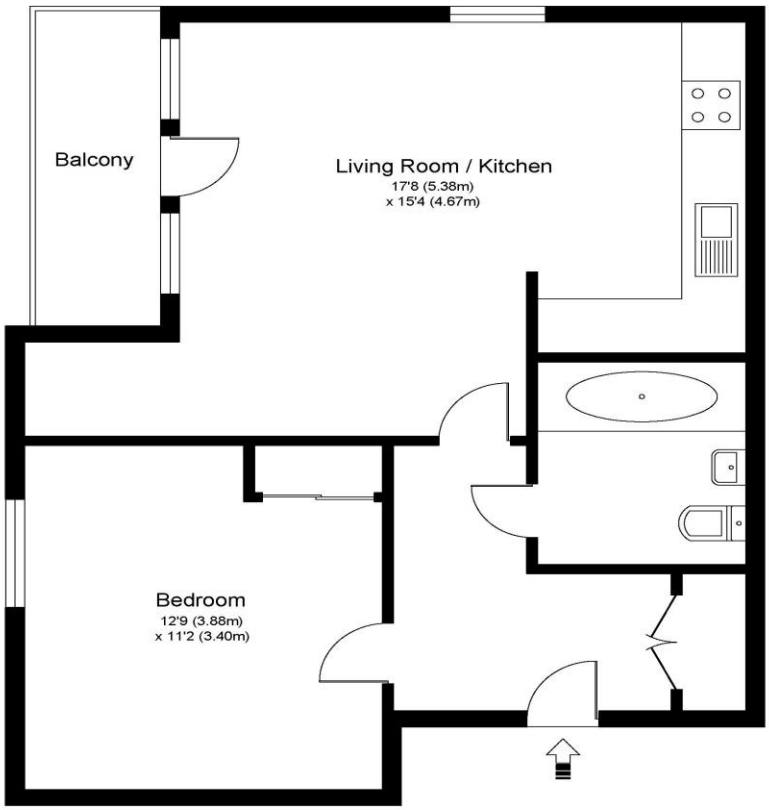
17 Watson House, Leaping Birds Rise, Walton-on-Thames, Surrey, KT12 1GP

£1595pcm + Initial deposit





WATSON HOUSE KT12



SECOND FLOOR

Approximate Gross Internal Floor Area: 55 m sq / 593 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 one-bedroom third floor apartment, with lift access, set within the popular Walton Court Gardens development. Internally this is a great home which is well presented. The bedroom is a good double with built-in wardrobe and black out curtains. The bathroom is modern and a good size. The kitchen living space is open plan and offers obvious zones with plenty of space for your dining living and home office areas. The living space also opens onto the sizeable balcony terrace with a nice outlook across the local green. The kitchen has been improved with designer splash back tiles giving both aesthetic and practical benefits. Externally you have an allocated parking space, secure entry system and lift access to the third floor. The resident's gym in now open and costs are included within your rent. Well located close to Walton Train Station with its fast train service into London and close to the Halfway Parade in Walton-on-Thames with amenities such as Tesco Express. Available unfurnished. EPC Rating C, Council Tax Band C make this an efficient and cost effecting home to run. Available 8th February 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.