JAMES NEAVE
THE ESTATE AGENTS



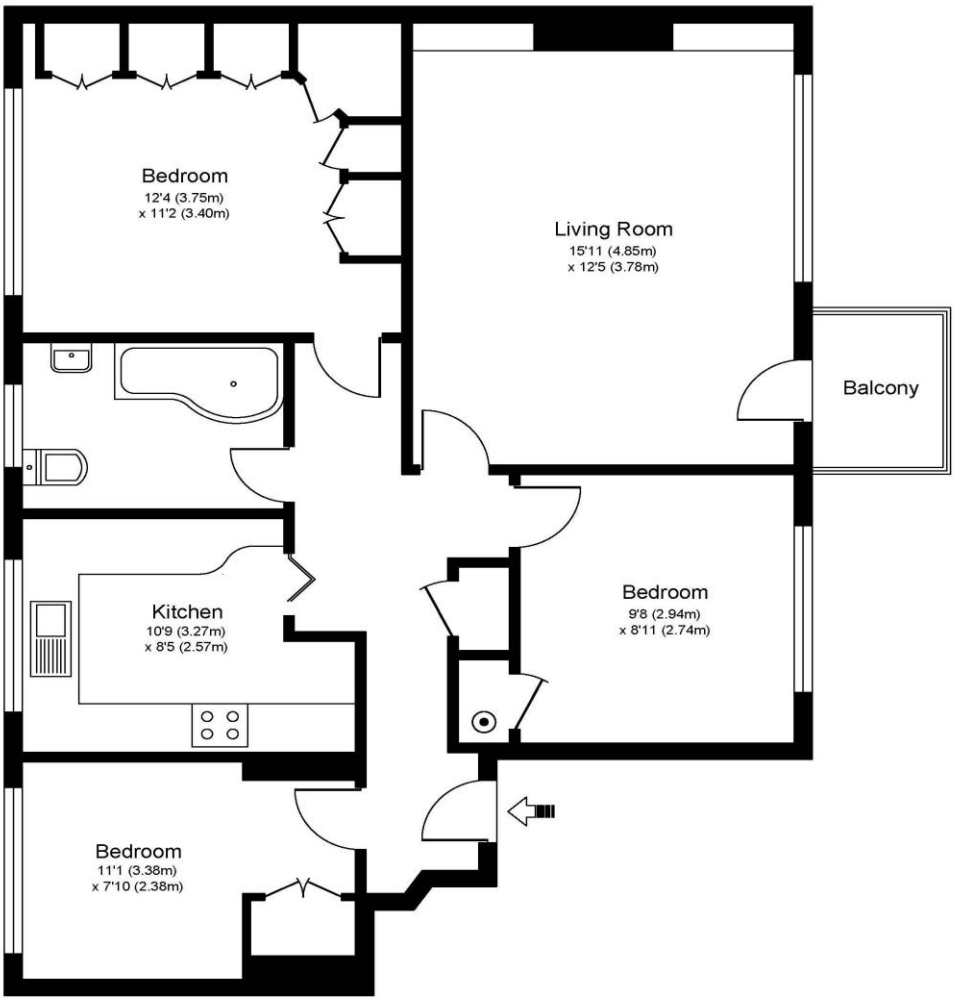
17 Orchard Court, Bridge Street, Walton-on-Thames, Surrey, KT12 1AN

£1850pcm + Initial deposit





ORCHARD COURT, KT12



FIRST FLOOR

Approximate Gross Internal Floor Area: 71 m sq / 765 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 three-bedroom first floor flat with gas central heating and small balcony, ideally set in the town centre just moments from the high street amenities and access to the River Thames. Internally this is a good home that has been recently refurbished. There is double glazing and gas central heating and a modern kitchen and bathroom. The kitchen is separate from the living room, and you have three good size bedrooms all with built in wardrobes. Set off the living room you have a small but usable balcony space with views out over the communal gardens. One of the key features of this home is the location. Orchard Court is located on Bridge Street just moments from the High Street amenities. The River Thames is also close by with easy access down onto the tow path with a selection of river sides pubs on offer. The tow path is a popular spot for walkers, runners and cyclists and the Xcel Leisure centre / sports hub is not far away. Available 27th January, Unfurnished. 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.