JAMES NEAVE
THE ESTATE AGENTS

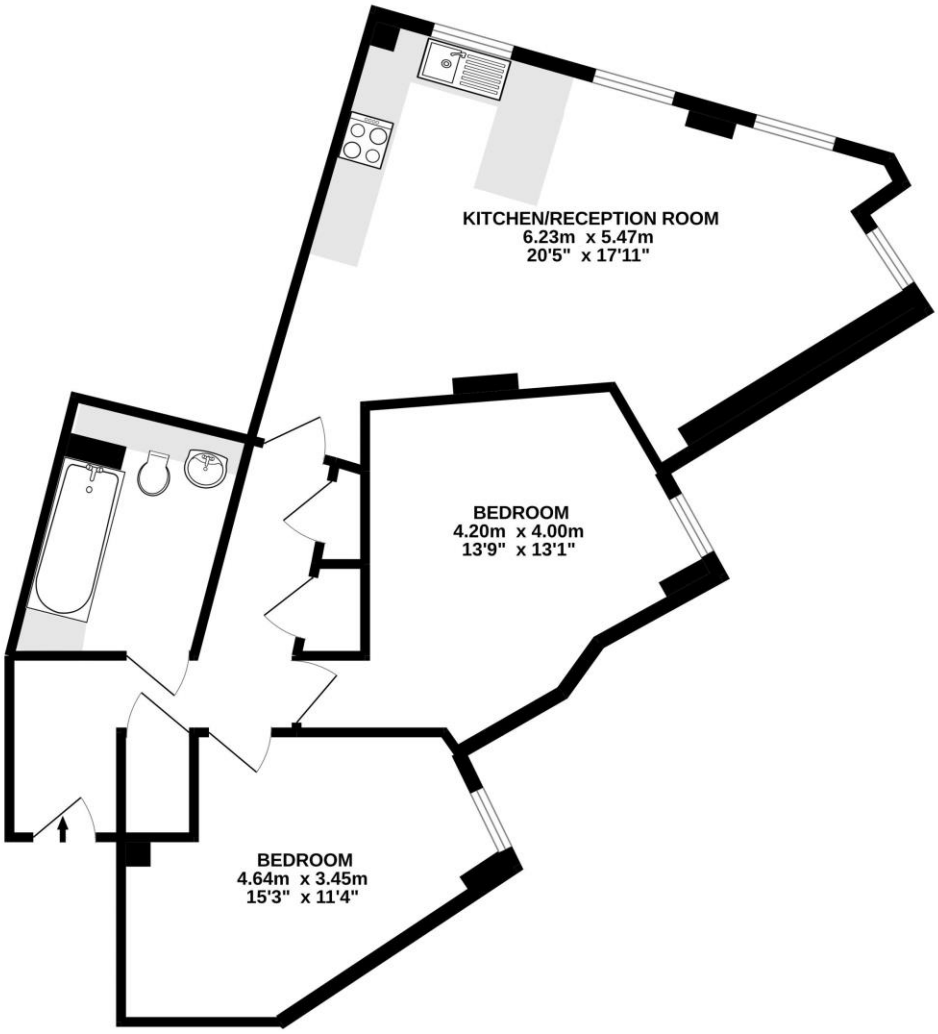


4 Cloister Court, Church Street, Walton-on-Thames, Surrey, KT12 2QS

£1550pcm + Initial deposit







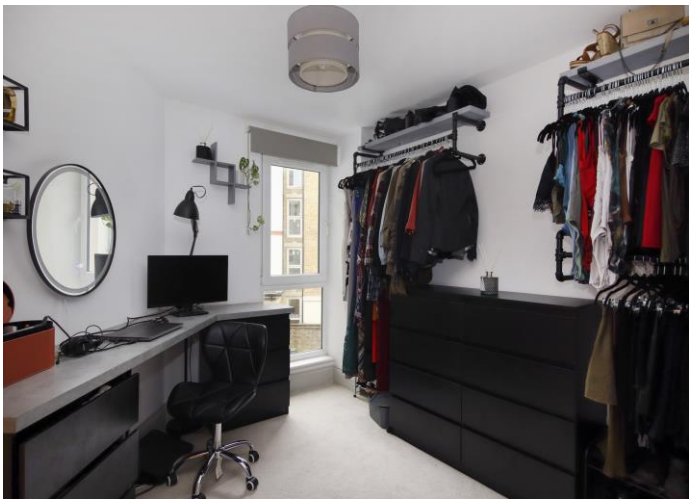
FIRST FLOOR
72.2 sq.m. (777 sq.ft.) approx.

TOTAL FLOOR AREA : 72.2 sq.m. (777 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan above, measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Prepared by Steele Property Marketing Services
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A spacious two-bedroom apartment conveniently positioned in the centre of town within proximity of the High Street, M&S Foodhall & the River Thames. A beautiful apartment, blessed with many windows giving plenty of natural light throughout. Neutrally decorated, there is loads of space throughout this home from the hallways as you enter, the two double bedrooms and then the excellent kitchen opening onto the living area. The bathroom is also a good size and well-presented. There is an EPC Rating of B meaning this is an efficient and cost-effective home. The block itself is well-looked after and there is a secure entry system and a lift. This apartment is situated on the 1st floor to the rear of the building. Located within the centre of town, moments from the High Street and a short stroll down to the river. There is no parking with this apartment, but previous occupiers have always made use of the local town centre parking. Available 20th January 2027, fully furnished. 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.