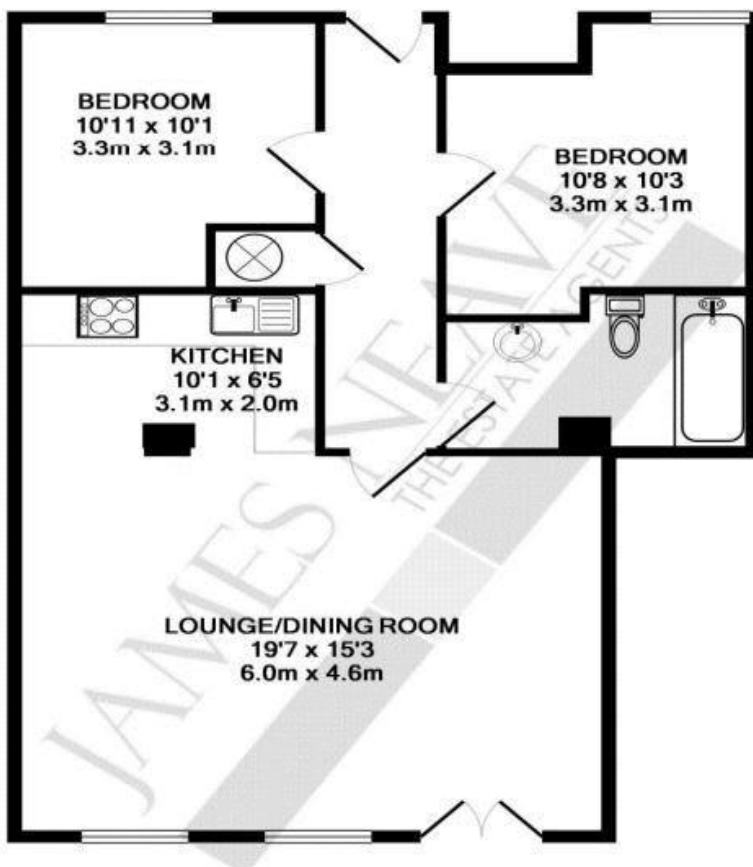




**4 Auckland House, New Zealand Ave, Walton-on-Thames, Surrey, KT12 1PL**

**£1,550 pcm + Initial deposit**





**TOTAL APPROX. FLOOR AREA 706 SQ.FT. (65.6 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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We are pleased to offer this two-bedroom town centre apartment, fitted with a modern kitchen and integral units. This property offers secure and spacious accommodation whilst being convenient with the town centre amenities on your doorstep. Also located approx. 1 mile to Walton mainline station, and only a short walk down to the river. Available unfurnished. EPC Rating D. Available 3rd March 2026.



**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.