

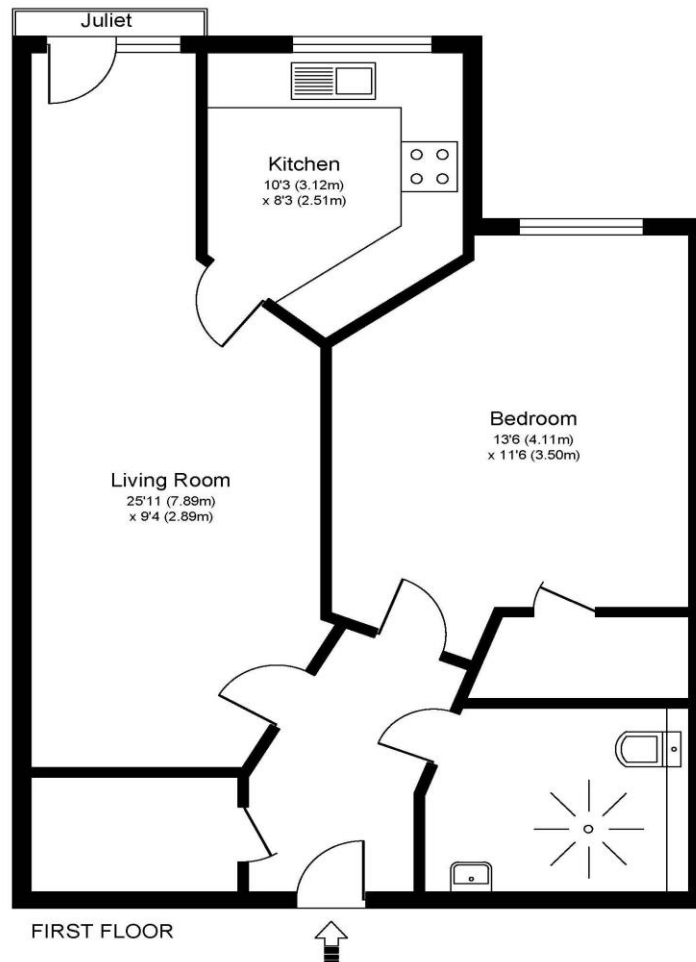


32 Edward Place, Churchfield Road, Walton-on-Thames, Surrey, KT12 2FR

£1600pcm + Initial deposit



EDWARD PLACE, CHURCHFIELD ROAD, KT12



Approximate Gross Internal Floor Area: 54 m sq / 580 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 apartment is set within this recently built McCarthy Stone retirement development, which offers a fantastic range of benefits, and is set in a quiet yet convenient position for Walton-on-Thames high street. The apartment is situated on the first floor and offers a lovely outlook across the communal garden from its Juliet balcony. The living room has space for both lounge and dining areas, and the kitchen is set off this room and is fully fitted with a modern high gloss finish. The bedroom is a large double with a fantastic walk-in style wardrobe. The bathroom is spacious and has a wet room setup. There is also a large easy access storage cupboard off the hallway. Edward Place is a retirement living plus development for the over 70's and offers a 24hr Emergency Monitoring service (Tunstall), staff who are on hand to manage the development and organise resident activities, well-kept communal gardens, communal lounge, restaurant, laundry room and communal parking. Walton High Street has the Heart shopping centre and a selection of supermarkets, coffee shops and restaurants. You are close to the River Thames with its towpath walks and close to various bus routes. Available Now, unfurnished. 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.