



8 Courtlands Manor Road Walton-On-Thames Surrey KT12 2PA

£1595pcm + Initial deposit



COURTLANDS, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 73 m sq / 790 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 two-bedroom apartment which is well presented and in a fantastic spot for both Walton town centre and the River Thames. Internally, this is a great home featuring two double bedrooms, one with built-in wardrobes. The bathroom is conveniently located close to the bedrooms, and there is also a generous hallway space. There is a separate kitchen and living room, the kitchen has been recently renovated, and the living room is spacious with plenty of light and room. The property benefits from electric heating and double glazing throughout. Externally, there is a large communal garden to the rear of the block. The location is incredibly convenient for The Heart shopping centre, with its variety of shops and restaurants, as well as the River Thames towpath with its selection of lovely riverside pubs, and reputable local schools. Walton mainline station offers a fast service into London Waterloo (approx. 26 minutes), and there are excellent road links nearby via the M25, A3, and M3. EPC Rating E.



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.