

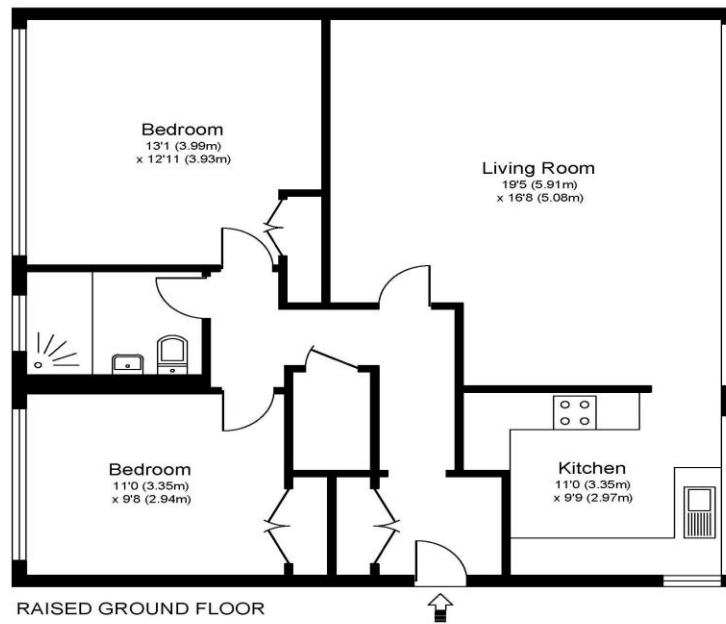


46 Wellington Close Walton-On-Thames Surrey KT12 1BA

£1,600pcm + Initial deposit



WELLINGTON CLOSE, WALTON ON THAMES, KT12



Approximate Gross Internal Floor Area: 81 m sq / 875 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 spacious two-bedroom flat situated within the spur block at the popular Wellington Close. The flat is offered in fantastic condition throughout with a modern kitchen and bathroom. The living room is a fantastic size which allows for both living and dining and has parquet flooring. The kitchen is fitted with lots of cupboard space and built-in appliances. The bathroom has a big walk-in shower and a window for good ventilation. The windows are large and let in loads of natural light which creates a lovely feel. You have two hallway cupboards which are useful, and a secure entry system into the block. There is residents parking via a permit and you also have a visitor permit for guests. Other benefits of the flat include gas central heating, recently installed double glazing, and communal gardens. Centrally located with easy access into Walton town centre and the River Thames tow-path. Available to rent 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.