

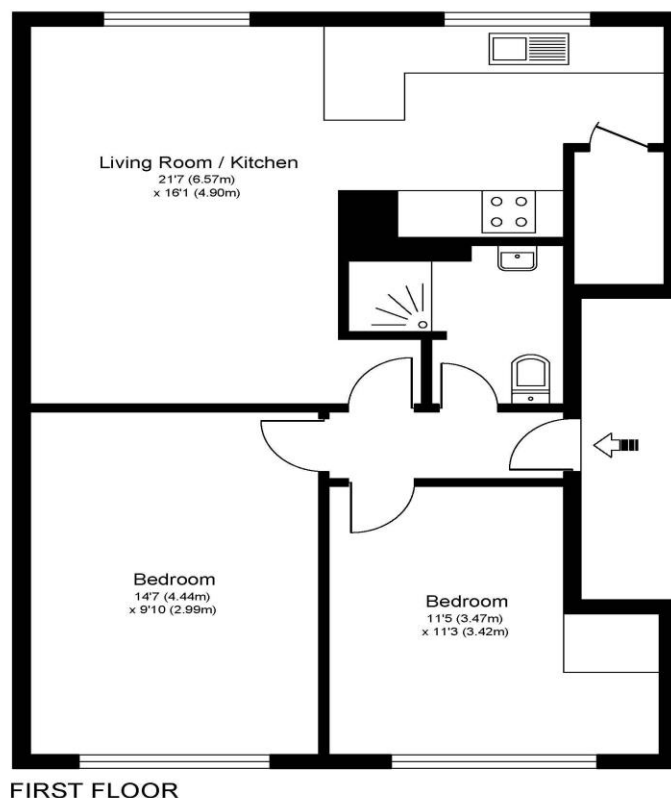


4 75 Rydens Avenue Walton-On-Thames Surrey KT12 3JL

£1795pcm + Initial deposit



RYDENS AVENUE, KT12



Approximate Gross Internal Floor Area: 55 m sq / 595 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 stunning two-bedroom apartment set in this small block of only two homes, also benefiting from private rear garden. Internally this is a beautiful home which has been superbly renovated and finished to a high specification. There are two good double bedrooms and a luxury modern shower room. The living room is open plan with the kitchen offset, which is fully fitted and a good size. There is a gas boiler and heating system. Externally you have a nice rear garden with a patio and lawn giving much loved outdoor space. Rydens Avenue is a popular residential location not far from Walton town centre. Both Walton and Hersham train stations are under a mile away and are on the mainline to London Waterloo. 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.