

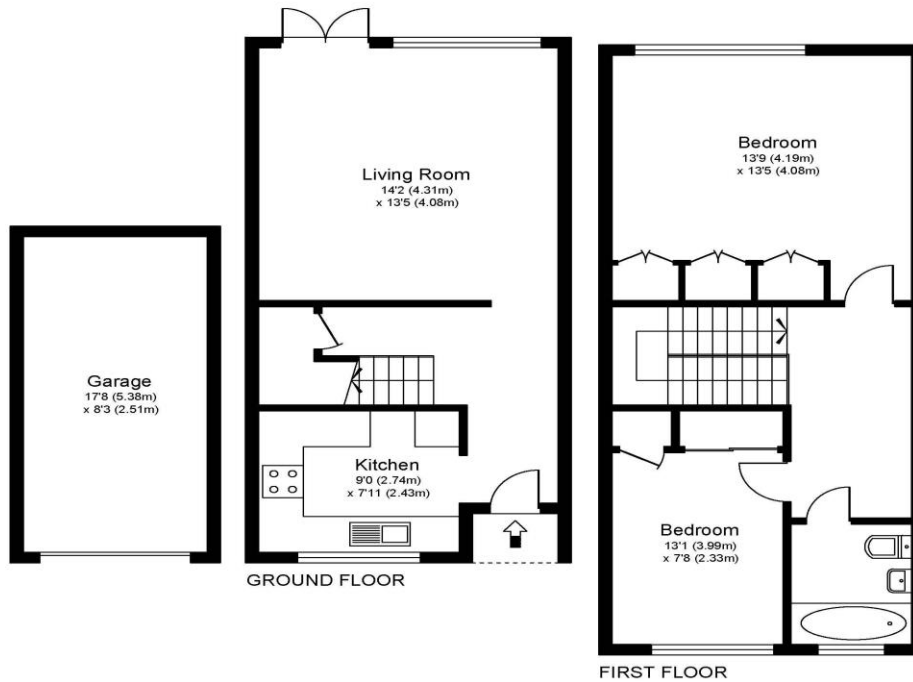


5 Courtlands Manor Road Walton-On-Thames Surrey KT12 2PA

£1395pcm + Initial deposit



COURTLANDS, WALTON ON THAMES, SURREY, KT12



Approximate Gross Internal Floor Area:	73 m sq /	790 sq ft
Garage Area:	13 m sq /	145 sq ft
Total Area :	86 m sq /	935 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 duplex apartment which is well presented and is in a fantastic spot for both Walton town centre and the River Thames. Also benefiting from a garage. Internally this is a good home, there are two double bedrooms on the first floor both having built in wardrobes. The bathroom is on the first floor with the bedrooms and there is also a large hallway space. On the ground floor you have a separate kitchen and living room. The kitchen is presentable, and the living room is large with plenty of room and doors onto further communal gardens. There is electric heating and double glazing. Externally there is a large communal garden to the rear of the block. You also benefit from a garage in block. The location is incredibly convenient for The Heart shopping centre with its variety of shops and restaurants, the River Thames towpath with a couple of lovely pubs, and good local schools. Walton train station has a fast train into London Waterloo that takes approx. 26 minutes, and you have great road links with the M25/A3/M3 all close by. Available from 29th April 2024. EPC Rating D.



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.