

**JAMES NEAVE**  
THE ESTATE AGENTS

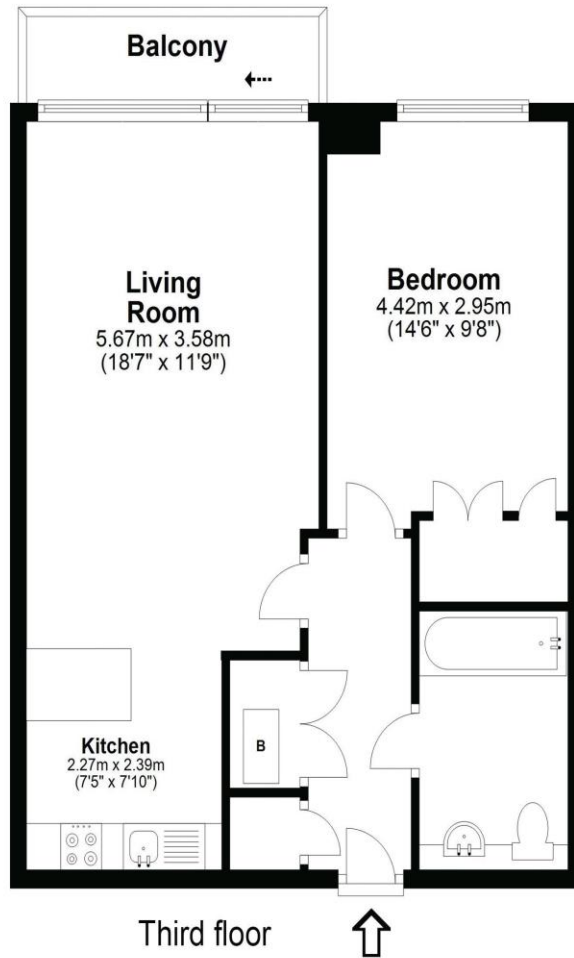


**305 The Heart Walton-On-Thames Surrey KT12 1GD**

**£1450pcm + Initial deposit**



Approximate gross internal floor area 53.5 Sq M 576 Sq Ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.

A one bedroom apartment set in the popular Heart of Walton development. Internally this is a nice apartment and will be redecorated before occupation. The bedroom is a good double room and has a built-in wardrobe. The main living space is open plan to the kitchen and opens onto the balcony overlooking the communal garden area. The Heart is a popular apartment block and you receive the benefit of underground parking for one car, a concierge service and onsite security. Well located within the centre of town, close to all local amenities including supermarkets, shops and restaurants. Available unfurnished from 13th May 2024.

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.