



**32 Manor Place Bridge Street Walton-On-Thames Surrey KT12 1AB**

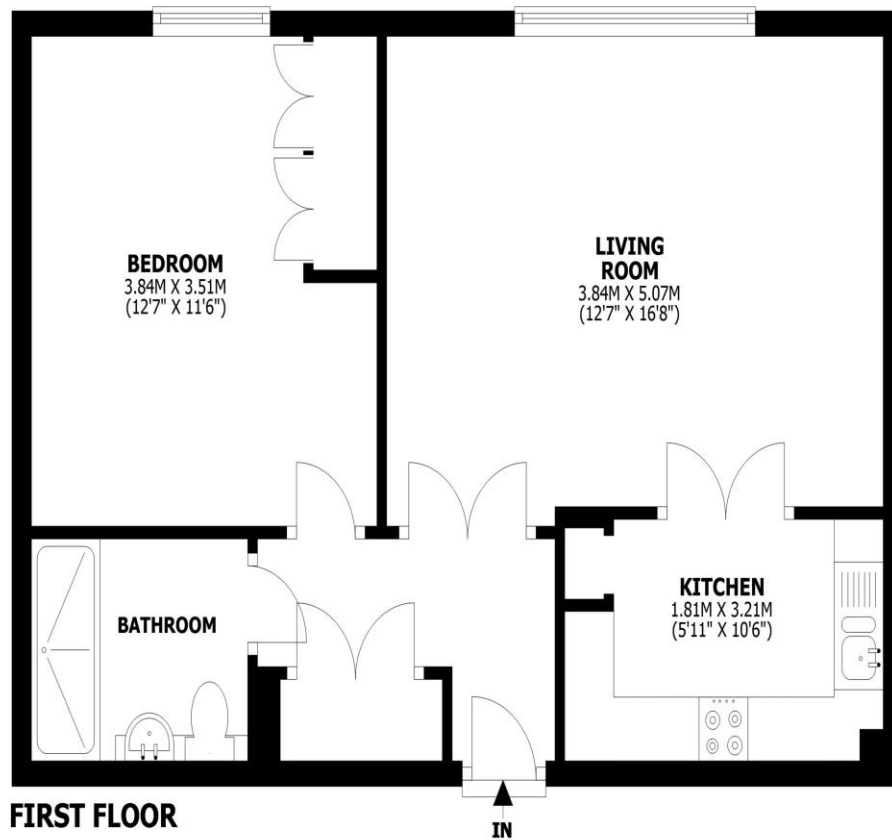
**£1395pcm + Initial deposit**





## Manor Place, Walton-on-Thames, KT12

Total internal area: approx. 49.3 sq. metres (530.8 sq. feet)



This floorplan shows maximum dimensions, excluding small alcoves etc unless otherwise stated. Measurements are approximate and are given as a guide only. They are not intended to be used for carpet sizes, window furnishings, appliance sizes, or items of furniture.

A well-presented one-bedroom first floor flat set within this popular over 55's development in central Walton-on-Thames. The flat has been recently re-decorated and sits well within the block with the windows facing south-west, meaning there is loads of natural light and airflow. The living room is a lovely size with the kitchen set off it which is fully fitted and has plenty of cupboard and work surface space. The bedroom is a large room with double fitted wardrobes. The bathroom has a white suite with an open walk-in shower. The electric heating has been upgraded in the living room and hallway to Dimplex Quantum's, plus there is a recently fitted Gledhill hot water tank. Other benefits include double glazed windows, hallway cupboard and secure entry system. The development has pleasant communal garden, a resident's lounge, laundry room, and a block manager. Manor Place benefits from underground parking in the form of visitors parking and ample secure parking for residents with a fob controlled security gate. From the carpark you have a lift which will access all floors. The development is set back on the popular Bridge Street which has lots of local amenities close by including popular supermarkets (M&S, Aldi, Sainsburys), and an array of other conveniences and eateries. You are also a close walk to the River Thames and its lovely tow-path walks. Offered to rent unfurnished and available 1st April 2025. EPC Rating

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**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.