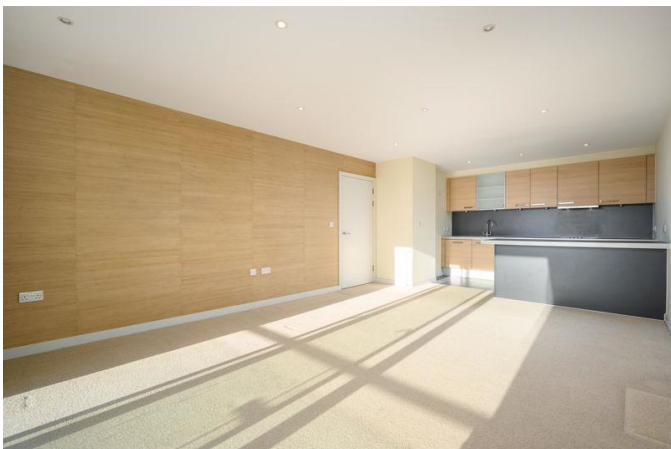


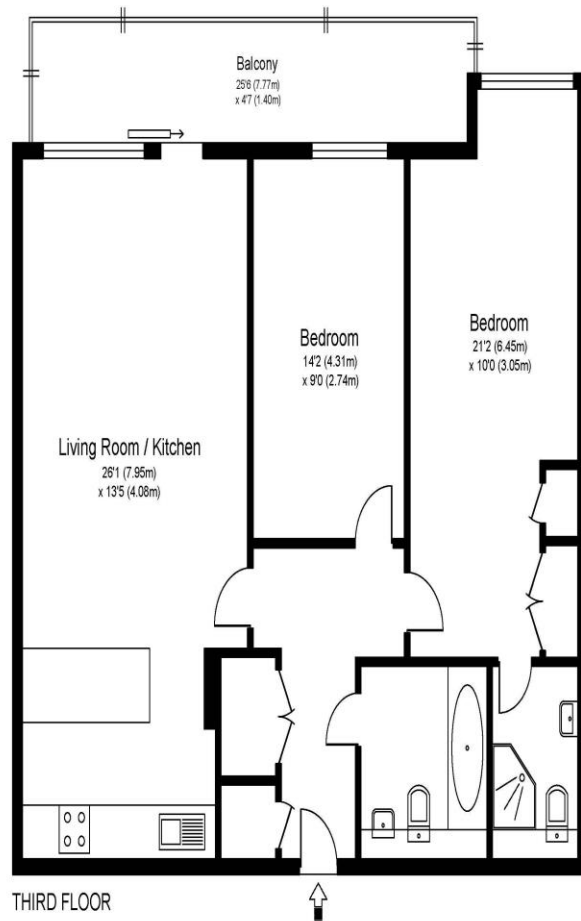


**303 The Heart Walton-On-Thames Surrey KT12 1GD**

**£1,850 pcm + Initial deposit**



## THE HEART, WALTON ON THAMES, SURREY, KT12

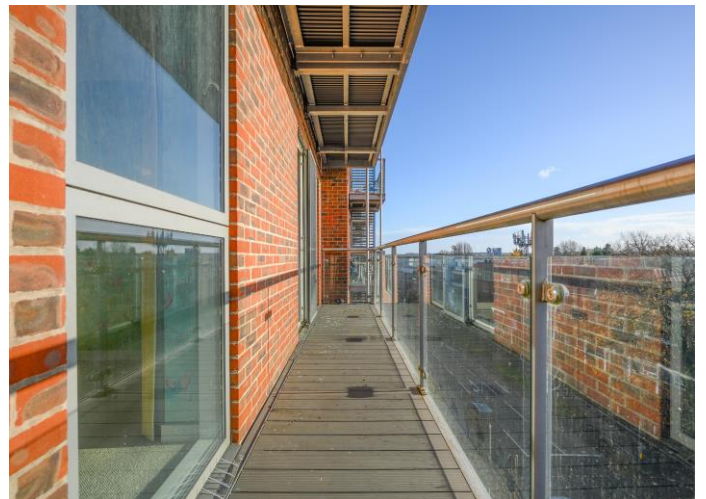


Approximate Gross Internal Floor Area: 79 m sq / 850 sq ft

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 modern and spacious two-bedroom, two-bathroom apartment situated in The Heart development, and benefitting from a rare double length balcony. Located on the third floor and being south-facing means the apartment gets loads of natural light throughout. The large living room and kitchen are open-plan and has a breakfast bar for separation. The kitchen is fitted with a separate fridge and freezer, and also has a dishwasher. Both bedrooms are large doubles, with the main having an en-suite shower room and fitted wardrobes. There is a family bathroom with shower over bath and a utility cupboard which has the washing machine and boiler in. The development is really popular and incredibly secure with video entry system and 24-hour security. There is also a concierge service, communal gardens and underground parking. The towns shops and restaurants are all close by, and the River Thames and Walton mainline station are within walking distance. Offered unfurnished.

EPC Rating C. Available 18th March 2026.



**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.