

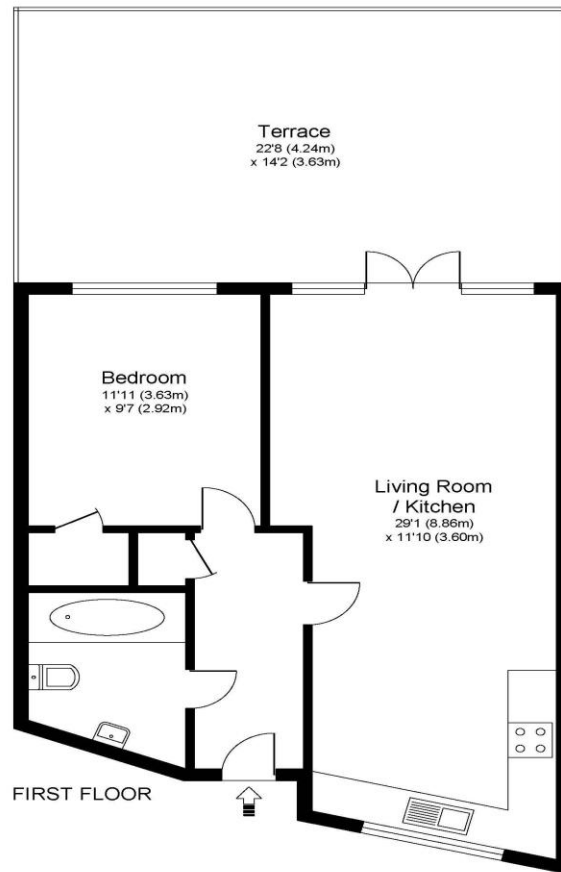


6 Regents Place Hersham Road Walton-On-Thames Surrey KT12 1FH

£1350pcm + Initial Deposit



REGENTS PLACE, KT12



Approximate Gross Internal Floor Area: 52 m sq / 560 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 beautiful, spacious one bedroom apartment measuring approximately 51m² internally plus a large 17m² garden terrace. Set on the first floor of this boutique-style modern block with lift access and allocated parking. Internally this is a well-kept home with plenty of space and storage. There is gas central heating (with maintenance contract) and access on to the private garden terrace giving highly desirable outdoor space. The bedroom is a good double, and the kitchen and bathrooms are modern. There is an integrated washer/dryer and new Bosch dishwasher. The block is extremely well managed and maintained and benefits from a lift. The property is well insulated and is EPC B rated with double glazing to all windows and doors. The excellent EPC equates to lower fuel bills. Located within the popular Halfway area of Walton-on-Thames near plenty of amenities including Tesco Express. This apartment is one of only a few in the block that benefit from allocated parking. Walton mainline railway station is also close by with its fast and regular train service into London Waterloo. There is a footpath that runs just south of the railway line and provides a quick 5-minute (ish) walk to the railway station.

Walton has a vibrant town centre with an array of shops and restaurants. Hersham village has an excellent Waitrose store. Esher and Weybridge are only a short drive away and the River Thames has lovely tow path walks and cafes to enjoy. Access to the A3/M25/M3 is close as is Heathrow airport.

Available Unfurnished, from the 22nd April 2025. 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.