

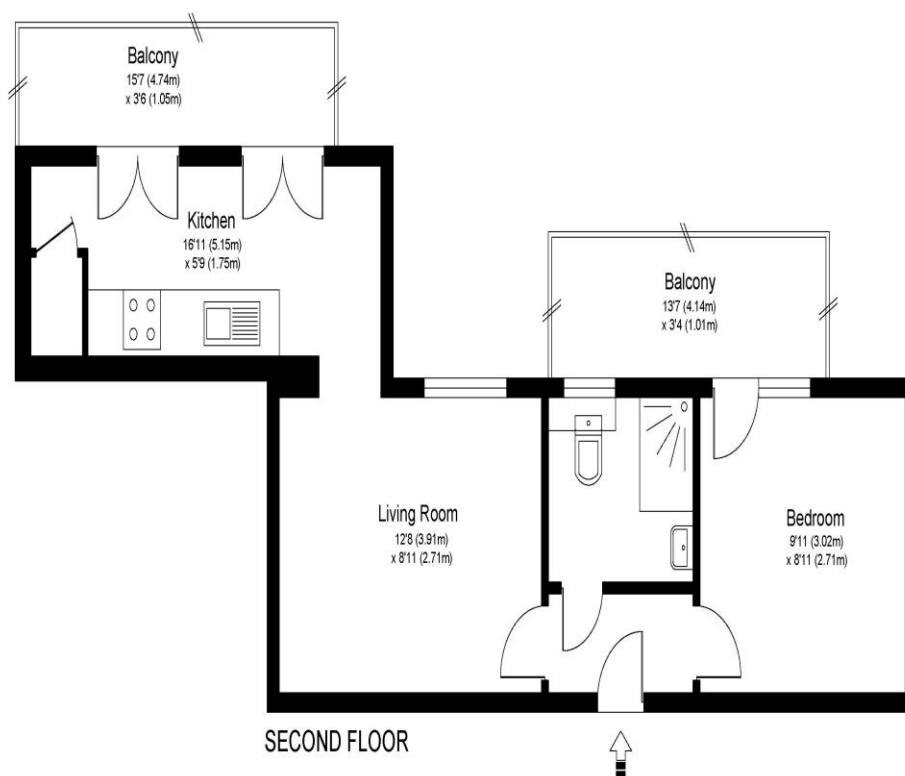


**19 Brassey House New Zealand Avenue Walton-On-Thames Surrey KT12 1QD**

**£1,295 pcm + Initial deposit**



## BRASSEY HOUSE KT12



Approximate Gross Internal Floor Area: 45 m sq / 482 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 one-bedroom apartment set on the second floor of this town centre apartment block. Offering two balconies, giving highly demanded outdoor space. Internally this is a lovely home and feels still like a brand-new apartment. The kitchen is offset off of the lounge so feels bigger than others we have seen in the block and both kitchen and bathroom are modern and well finished. There are integrated white goods in the kitchen and plenty of cupboard space. There is double glazing and electric under floor heating throughout. Externally there are two decent size balconies suitable for sitting out and enjoying the outdoor space. One runs off of the kitchen and the other off of the bedroom. Ideally located in the town centre just moments from the High Street and local amenities including coffee shops, restaurants and supermarkets. There is an Everyman cinema in walking distance and the River Thames is not far away. Walton on Thames train station is approx. 1 mile away and offers a fast train service into London Waterloo. Unfurnished. EPC C.

Available 21st February 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.