

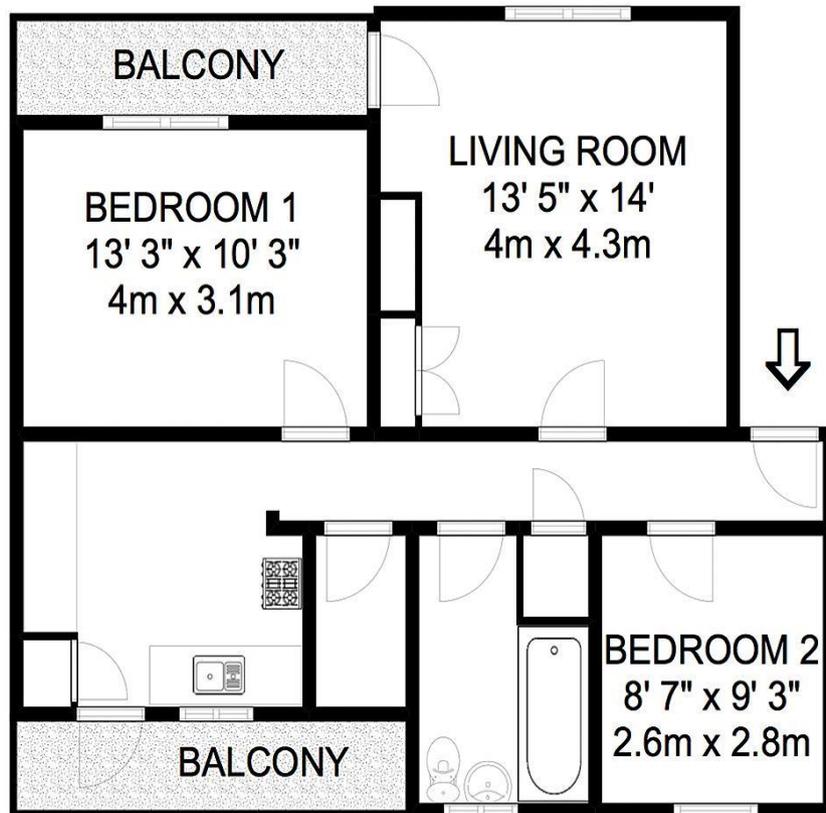


**Flat 6, Block 9 Nelson Close Walton on Thames Surrey KT12 2NE**

**£1450pcm + Initial deposit**

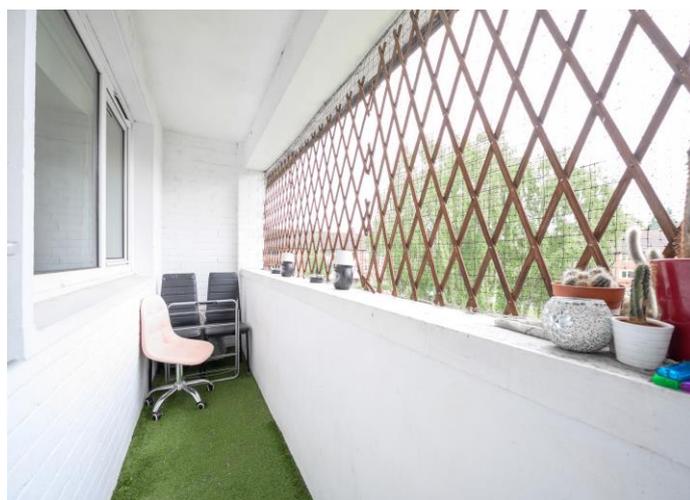
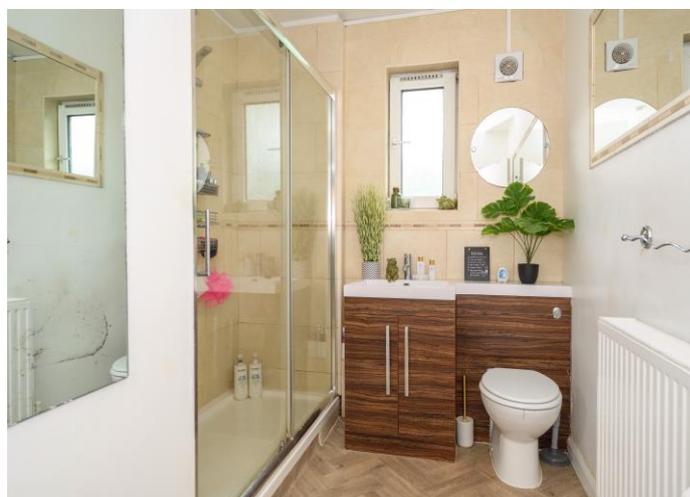


APPROXIMATE GROSS INTERNAL FLOOR AREA 637 sq. ft. 59 m sq.



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 two-bedroom top floor (Second floor) flat set in this popular residential block within central Walton on Thames. The flat benefits from two balconies giving much sought after outdoor space. Internally this is a good home with nice size rooms. The kitchen is separate to the living room and there is gas central heating and double glazing. There is a choice of two balconies for your use, one at the front and one at the rear of the building. Nelson Close is a great location for convenience with a footpath from the rear of the estate that cuts you through the park and up to the town centre and amenities surrounding the high street including the Marks & Spencer's food hall. This end of town is really popular for access to the River towpath. A great spot for walking/running/dog walks and a good selection of riverside pubs are on offer. Available to rent unfurnished from 20th March 2024. EPC Rating D.



**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.