

Absolute Homes



Hillrise, Walton-upon-Thames

Hill Rise, Walton-upon-Thames, KT12 2PE

We are pleased to offer for rental this 2 bedroom first floor apartment forming part of a popular development on the banks of the River Thames within 0.25 miles of the Town centre. Direct views of the River from the apartment and balcony.

Located in the quiet and beautiful surroundings of Old Walton's conservation area, within 0.25 miles of the town centre itself. The development is set in an elevated position with superb direct views of the River Thames and surrounded by extremely well maintained communal grounds.

The apartment is arranged on one floor and covers 952.5 sq ft, having a spacious entrance hallway, leading to the triple aspect 27' lounge/dining room with access onto the balcony, with direct River views. There are 2 bedrooms, both with built in wardrobes, a newly fitted shower room with wc and a separate wc also. There are UPVC double glazed windows and sliding patio doors.

Available immediately on an unfurnished basis

Council Tax Band: Band F

EPC Rating: D

£1,700
per calendar month



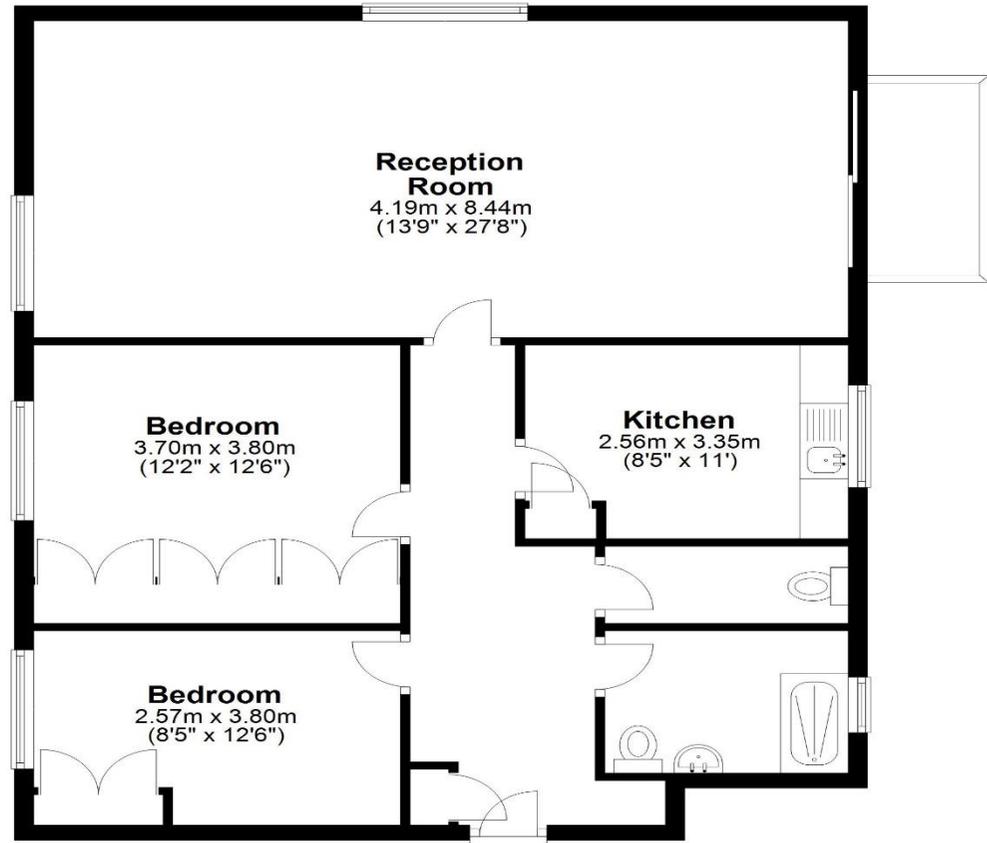




Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

First Floor

Approx. 88.5 sq. metres (952.5 sq. feet)



Total area: approx. 88.5 sq. metres (952.5 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.
Plan produced using PlanUp.

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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.