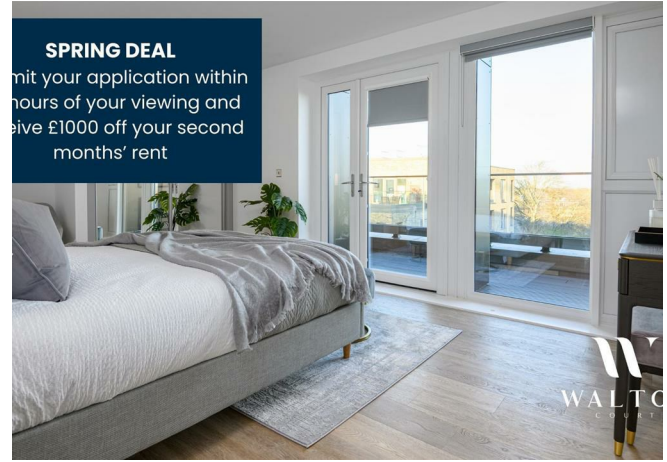




Station Avenue  
WALTON-ON-THAMES, KT12

yoodle<sup>®</sup>  
*Success and nothing less*



Experience luxury living in Walton-On-Thames within a brand new development that has been built with renters in mind. Equipped with a residents lounge, gym, co-working spaces, chef's kitchen and rooftop terrace for residents to use at no extra charge. Resident events are hosted regularly, including wine tastings, brunch events and more by the on-site management team. Located within a stones throw of Walton-On-Thames mainline station which is approximately 26 minutes from London Waterloo.

With a range of one, two and three bedroom apartments available, each apartment boasts a modern, contemporary design maximising natural light and creating a warm environment. These apartments are equipped with high quality appliances, fixtures and fittings and have been built to an extremely high standard with energy efficiency and sustainability in mind to reduce both your energy bill and carbon footprint.

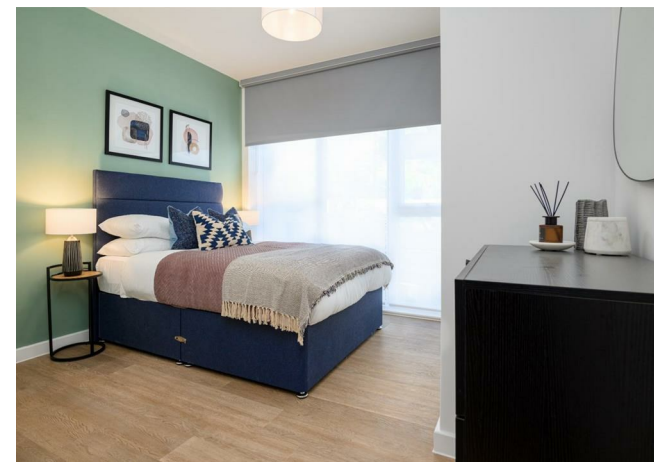
- Images are reflective of the show apartment similar to Walton Court's design. Styles and layouts may vary. We have a range of apartment layouts and sizes available, please get in touch to arrange a viewing.

- Pets - monthly charge of £70 per pet. Limited to certain pets. Subject to approval and license agreement.  
- Curated furniture packages can be available for an additional cost. These packages include a sofa, dining table, chairs and and bed(s).

- Broadband - monthly charge and some conditions apply. 400mbps upload and download - £40pcm / no upfront costs  
- obligatory with every apartment (term aligned with tenancy).

- Parking - subject to availability, monthly fee per vehicle and subject to license agreement.

- The rent advertised on the individual property ads represent the starting rent for these property types. Rents will vary throughout the development.



# STATION AVENUE, WALTON-ON-THAMES, KT12 1NS

£2,201 PER MONTH

Local Authority:

Council Tax Band:

Furniture: Furnished/unfurnished

Parking:

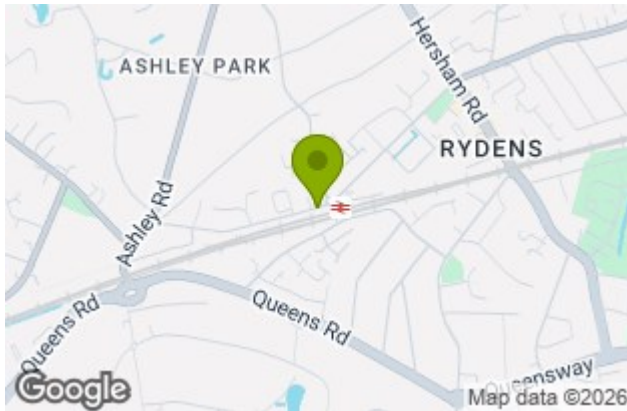
Available Date: 5th January 2024

## TOTAL APPROX. FLOOR AREA sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
Very environmentally friendly - lower CO <sub>2</sub> emissions			
Not energy efficient - higher running costs			
Not environmentally friendly - higher CO <sub>2</sub> emissions			

EU Directive 2002/91/EC

England & Wales



**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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