



Stroudwater Park, St Georges Avenue, Weybridge, KT13 0DT



This bright and spacious apartment has a large balcony measuring 39 feet which can be accessed via the living room and both of the bedrooms, these sliding doors fill the apartment with plenty of natural light throughout the property as well as providing much sought after private outside space.

Located on the slopes to St Georges Hill the apartment is a short walk from Weybridge mainline railway station and the Queens Road shops, cafés, bars and restaurants.

Having undergone some recent improvements the property offers a modern fitted kitchen with storage units and work surfaces and built in appliances including oven, hob, washer/dryer, Fridge/freezer and a dishwasher. The large reception area is an L' shaped room which naturally provides two areas one for a dining table and the other for a sitting area with doors leading onto the balcony.

Both of the double bedrooms have doors opening onto the balcony and built in wardrobes. The modern bathroom is fitted with a bath with shower, hand basin with vanity storage units below, and the separate Cloakroom has been refitted.

Outside there is allocated parking, communal parking and the development is surrounded by mature and well maintained communal gardens. Offered for sale with vacant possession and no onward chain, this fantastic apartment situated in one of Weybridge's most popular developments is a must see.

Leasehold - Share of Freehold



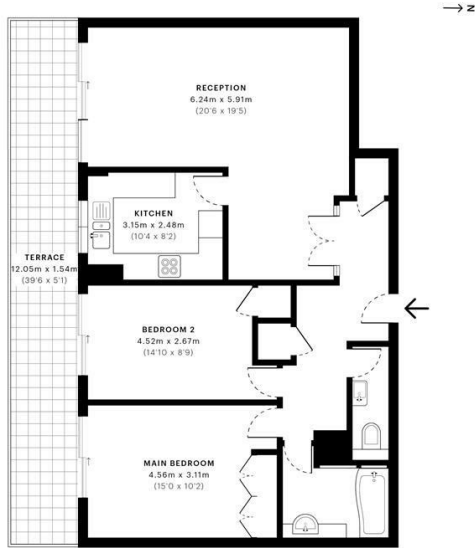


Stroudwater Park, KT13

CAPTURE DATE: 28/02/2021 LATEST PLAN POINTS: 33,507,436

GROSS INTERNAL AREA

82.21 sqm / 884.90 sqft



— Second Floor



 **GROSS INTERNAL AREA (GIA)**
The floor area of the property.
82.21 sqm / 884.90 sqft

 **NET INTERNAL AREA (NIA)**
Includes walls and internal fixtures.
Excludes external areas, common areas and heights.
76.34 sqm / 823.72 sqft

 **EXTERNAL STRUCTURAL FEATURES**
Balconies, terraces, verandas etc.
18.54 sqm / 199.56 sqft

 **RESTRICTED HEAD HEIGHT**
Common areas under 2.1m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3a Residential: 100.61 sqm / 1082.86 sqft
IPMS 3c Residential: 95.03 sqm / 1022.89 sqft

WPE ID: 603635577564704808446468

EPC Rating: 73 C





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