



Flat 1, 26A Church Street, Weybridge, KT13 8DX

Price Guide £375,000

- Abundance of charm and character
- Gas central heating
- Fantastic location in Weybridge high street
- Tall ceilings throughout
- Light and bright

# 26A Church Street, Weybridge KT13 8DX

Situated in the heart of Weybridge on the charming Church Street, this delightful apartment offers a perfect blend of character and modern living.

As you enter, you are greeted by an inviting reception room that boasts tall ceilings, creating a sense of space, ornate original fireplace and open plan to the kitchen.

The high street location is a significant advantage, placing you within easy reach of a variety of shops, cafes, and local amenities. This vibrant area offers a wonderful community feel, making it an excellent choice for those who appreciate convenience and accessibility.



Council Tax Band: C



### **Communal entrance**

Carpeted communal entrance leading to the first floor landing with wood front door to the apartment.

### **Hallway**

Solid wood floor with built in storage cupboard, down lights and door leading to the open plan lounge/kitchen.

### **Lounge**

Light and bright lounge with three double glazed sash windows, solid wood floor, storage shelves, tall ceilings, down lights, radiators and ornate fireplace with wood surround. Open plan to the kitchen.

### **Kitchen**

Matching cream eye and base level cupboards, formica worktop creating a breakfast bar and tiled splash back. Four burner induction hob, electric oven, extractor fan, free standing; washing machine, dishwasher and under counter fridge and freezer. Tiled floor, down lights and open plan to the lounge.

### **Bedroom two**

Double bedroom with a large built in wardrobe and further cupboard, wall and ceiling light, solid wood floor, radiator and double glazed window overlooking the rear of the building.

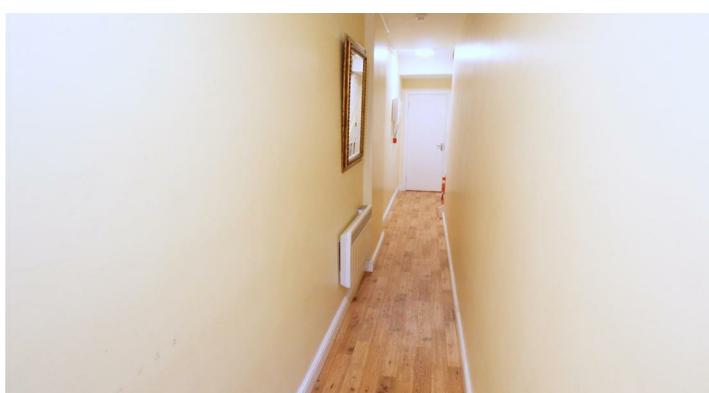
### **Bathroom**

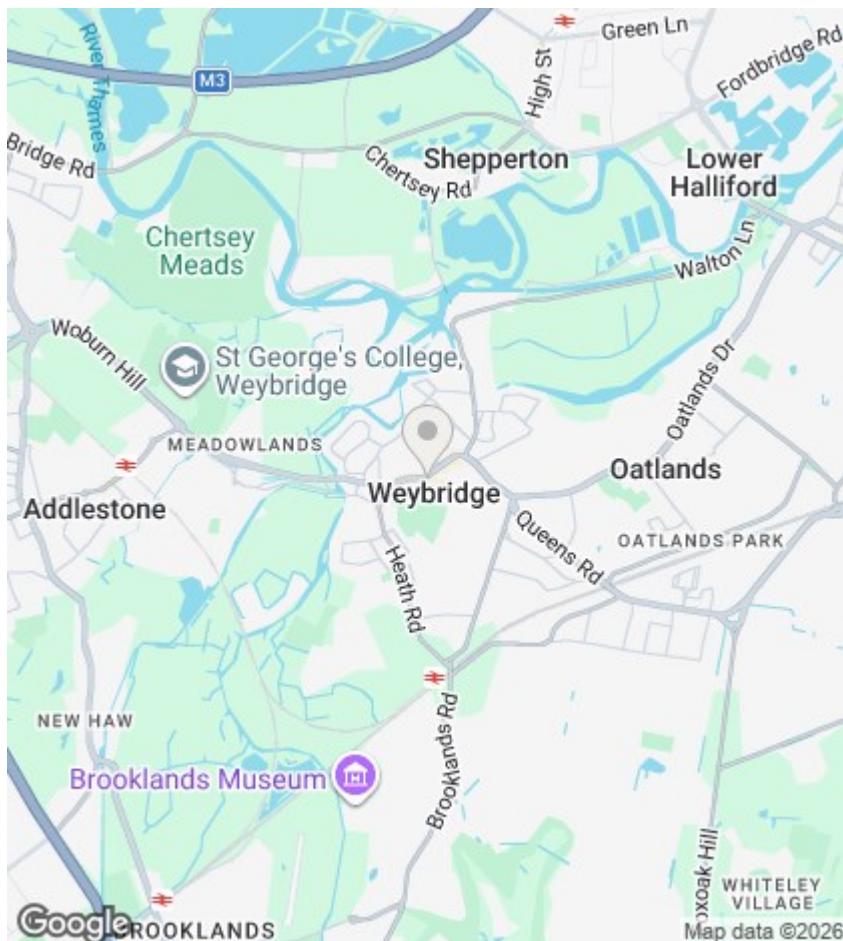
White bathroom suite comprising of a panel bath with hand held shower hose, floating hand basin with drawers, low level toilet and shower enclosure with moonson shower head. Vinyl flooring, down lights and extractor fan.

### **Master bedroom**

Situated at the rear of the property, this lovely double bedroom benefits from a built in cupboard housing the boiler, radiator and two double glazed windows.







## Directions

Weybridge. Station Approach, Weybridge KT13 8UD. Head north-east on Station Approach. At the roundabout, take the 2nd exit onto Heath Rd/B374. Continue to follow B374. At the roundabout, take the 3rd exit onto Church St/A317. Destination will be on the left. Church St Weybridge KT13 8DX

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	76	81
EU Directive 2002/91/EC		

## Church Street, Weybridge

Approximate Gross Internal Area  
78.6 sq m / 846 sq ft

