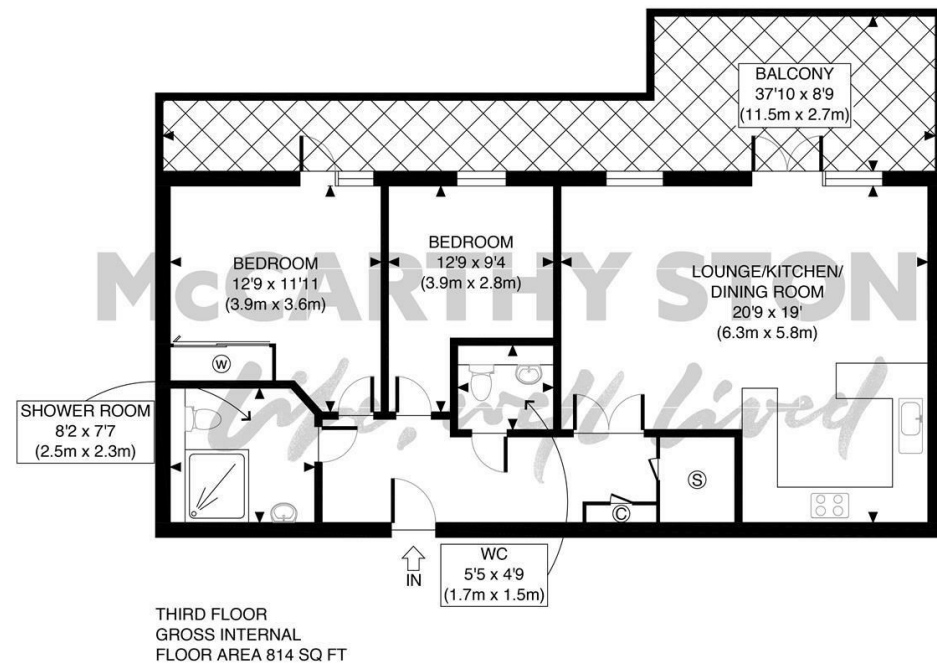


McCARTHY STONE RESALES

39 CAMPBELL HOUSE 24 QUEENS ROAD, WEYBRIDGE, KT13 9UX



APPROX. GROSS INTERNAL FLOOR AREA 814 SQ FT / 76 SQM	Campbell House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/05/24 photoplan

COUNCIL TAX BAND: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		



McCARTHY STONE RESALES

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SUPERB and IMMACULATE just two words to best describe this tastefully presented two bedroom, top floor apartment at Campbell House. A fantastic opportunity to acquire a highly desirable property within this sought after development.

ASKING PRICE £679,500 LEASEHOLD

For further details, please call **0345 556 4104**
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

QUEENS ROAD, WEYBRIDGE

2 BED | £679,500

SUMMARY

Campbell House is a Retirement Living Plus development built by McCarthy & Stone and comprises 43 one and two bedroom apartments exquisitely designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

This beautiful apartment has a spacious living room opening onto a 38' wide balcony with a south easterly aspect that overlooks the communal gardens, a modern fully fitted kitchen, fitted and tiled shower room with level access shower, cloakroom/WC, two double bedrooms and 24 hour emergency call system. The apartment is heated by wall mounted radiators, doors are oak veneered with chrome door furniture and fittings. Safety and security is covered by door camera entry system which is linked to the TV plus an intruder alarm and smoke detectors.

Communal facilities include a homeowners lounge where social events and activities take place and landscaped gardens with patios and seating. There is a hair salon/wellness suite and a fully licensed bistro style restaurant which is table service and serves freshly prepared meals daily. There is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the bedroom, entrance hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Campbell House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Weybridge itself is a thriving town that ticks all the boxes. Apart from its convenient transport links with a rail service into London in less than 30 minutes and easy access to the A3 and the M25 motorway linking Heathrow and Gatwick airports. The town centre has an abundance of restaurants, cafes, boutiques and supermarkets as well as both Tesco and Marks & Spencer 'superstores' in nearby Brooklands.

ENTRANCE HALL

Front door with spy hole and letter box leads to the large entrance hall where the 24-hour emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a hot water cylinder and Vent-Axia system. Illuminated light switches, smoke detector, apartment security door entry system with intercom. Doors lead to the two bedrooms, living room, shower room and WC.

LIVING ROOM AND BALCONY

An extremely well presented and spacious living/dining room benefitting from twin glazed patio doors with windows to side opening onto a very large balcony with external lighting and views over the communal grounds. A further window allowing plenty of natural light. Two ceiling light points, raised power points. Sky/Sky+ point plus TV & telephone points.

KITCHEN

A modern and thoughtfully designed fully fitted kitchen with a fabulous range of base and wall units and drawers with granite work surfaces and breakfast bar. Stainless steel sink unit with lever mixer taps. Waist level NEFF electric oven with NEFF microwave oven above, NEFF ceramic hob with opaque glass splash back and stainless steel cooker hood, integral NEFF dish washer, NEFF washer/dryer and integral BEKO fridge/freezer. Skylight providing an abundance of natural light.

BEDROOM ONE

A large double bedroom with a glazed patio door and window to side allowing plenty of natural light opening onto the large balcony. Built-in wardrobe housing rails and shelving fitted with mirrored sliding doors. Ceiling lights, raised power points, TV and phone point.

BEDROOM TWO

A second double bedroom of excellent proportions. Ceiling lights, TV and phone point. Large window. If a second bedroom is not required this could provide opportunities such as a separate dining room, study/home office or hobbies room.

SHOWER ROOM

Modern white suite comprising a close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated double mirror cabinet, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab

rails. Tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

GUEST WC/CLOAKROOM

Part tiled walls and floor, WC, chrome ladder style towel warmer and pedestal wash basin with an illuminated mirror cabinet above.

SERVICE CHARGE (BREAKDOWN)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Running of the on-site restaurant
- Buildings insurance

Service Charge: £16948.06 per annum (for financial year ending 28/02/2025)

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please contact your Property Consultant or Estate Manager.

LEASEHOLD

999 year lease from 01/06/2021
Ground Rent £510.00 per annum
Ground Rent review: June 2036

CAR PARKING

An annual permit scheme allocates spaces on a first come, first served basis. Please ask the Estate Manager for costs and availability.

ADDITIONAL INFORMATION & SERVICES

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

