

# Absolute Homes



Woburn Hill Park



# Woburn Hill Park

## Description:

We are very pleased to be offering this 844 sq ft, 2 bedroom, 2 bathroom first floor luxury apartment to the market. Upon arriving at the wrought iron gates to this select development, there is a tree lined avenue leading upto the three small apartment buildings. Enroute there is ample parking for visitors, guests and trades.

The apartment, like the main gates, is accessed with the use of an entry phone system, once in the carpeted communal hallways there are stairs or a lift service to the first floor. There is an entry vestibule in turn leading into a wide entrance hall for the apartment, leading through to the double aspect Lounge which also comfortably houses a dining room table and chairs. Doors from here open onto the balcony which is the length of the lounge and affords wonderful views of the surrounding woodland in the communal grounds.

The master bedroom has floor to ceiling, wall to wall built in wardrobes and an ensuite bathroom, the second bedroom also having built in wardrobes accommodates a double bed easily.

The kitchen is fully fitted with an array of storage options and work surface areas. There is a separate utility room plumbed for appliances across the hallway.

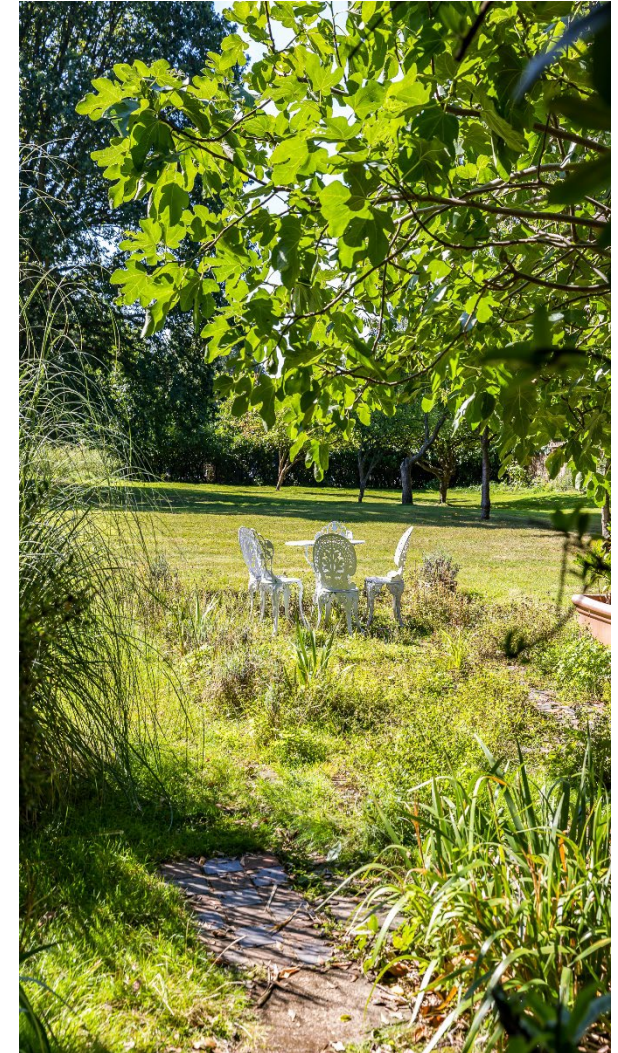
The family bathroom serves the second bedroom and guests.

Each apartment has a pitched roofed garage ( with plenty of storage possibilities), coming with electricity and remote controlled up and over door. In addition they each have a designated parking space, in the case of this apartment, it is situated a matter of paces from the entry doors on the ground floor to the apartment building.

Woburn Hill Park is beautifully tucked away in this truly tranquil location yet has easy access to Weybridge and Addlestone town centres, both providing main line stations with fast rail links to London Waterloo and supermarkets. The motorway networks for the M25 and A3 are within 1.5 miles. Weybridge has an abundance of wine bars, pubs and restaurants, together with a comprehensive range of shops and outlets.

The apartment is surrounded by well stocked and tended grounds having 2 well tended ponds and many other areas to sit and enjoy the peace and quiet, among many other wildlife, wild deer roam the grounds. There are a couple of greenhouses for residents use and a communal bbq area, all tucked away in the grounds.

This apartment must be seen to fully appreciate the vast amount of space, peace and amenities on offer at Woburn Hill Park.





WOBURN HILL PARK

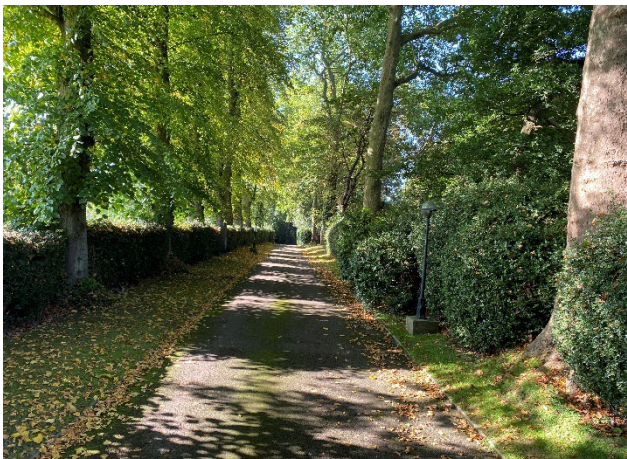
WOBURN HILL PARK

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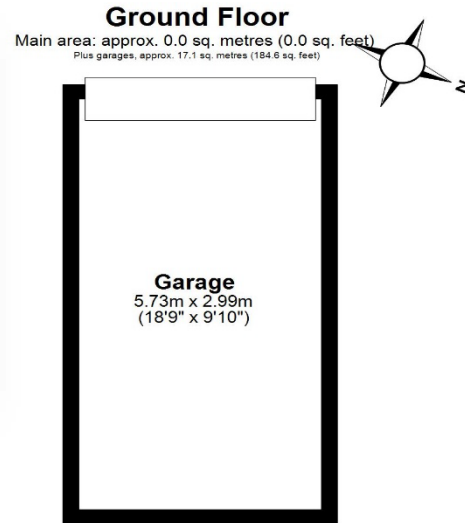




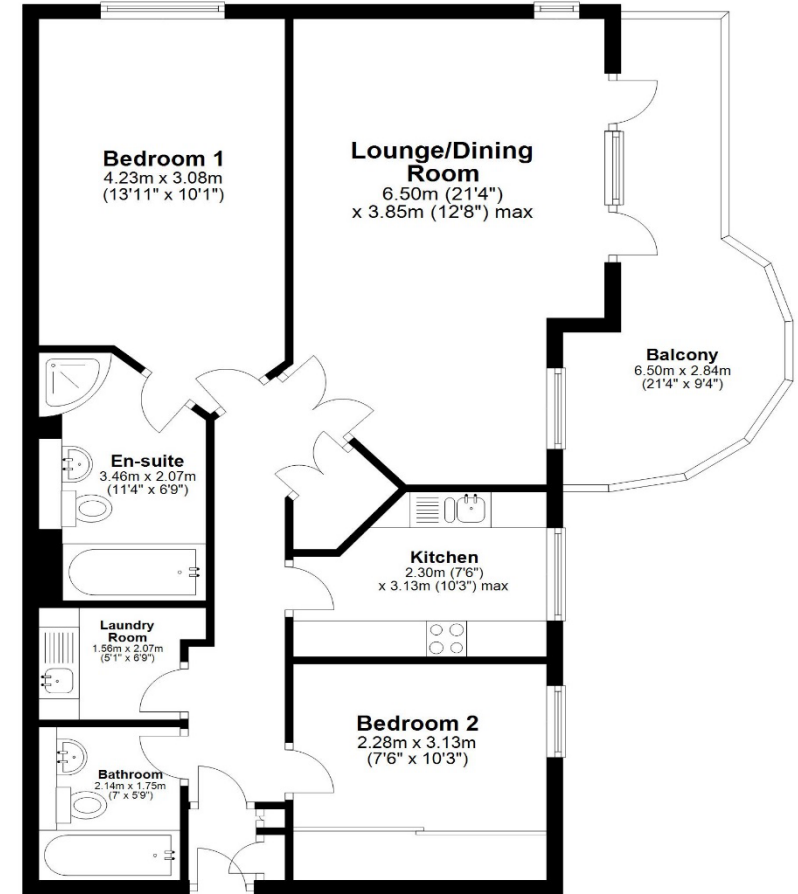
**Information:**

**Tenure:** Leasehold, approx. 970 years remaining  
**Maintenance:** £1,350 (every 6 months - includes ground rent and buildings insurance).  
**Council Tax:** Band F  
**Council:** Runcymede Borough Council  
**EPC:** C  
**Price:** £510,000

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**First Floor**  
 Approx. 78.4 sq. metres (844.3 sq. feet)



Main area: Approx. 78.4 sq. metres (844.3 sq. feet)  
 Plus garages, approx. 17.1 sq. metres (184.6 sq. feet)

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

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☎ 01784 557 898

✉ [info@absolute-homes.co.uk](mailto:info@absolute-homes.co.uk)

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.

