



Richard State

Independent Estate Agents

Brockley Combe, Weybridge, KT13 9QB £335,000

Situated in a desirable development is this superior two double bedroom, ground floor apartment with its own private southeast facing decked patio area leading to well-tended communal grounds. Immaculately presented throughout this excellent apartment benefits from a newly fitted kitchen, large bathroom with separate shower and two double bedrooms. Brockley Combe is conveniently located to Queens Road with its shops and local amenities, green open spaces and is equidistant between both Weybridge and Walton On Thames mainline stations into London Waterloo.

HIGHLY RECOMMENDED FOR INTERNAL INSPECTION



- **Share of Freehold**
- **Two double bedrooms**
- **Newly fitted kitchen with integrated appliances**
- **South east facing decked patio area**
- **Equidistant to both Weybridge and Walton On Thames railway stations**
- **Well maintained communal areas with storage sheds**
- **Luxury bathroom with separate bath and shower enclosure**



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The accommodation comprises (please see attached floor plan):

COMMUNAL ENTRANCE HALLWAY: Doors to front and rear gardens. Front door to:

ENTRANCE HALL: Radiator, open plan to:

LIVING ROOM: Radiator, double glazed windows and double glazed door to patio

KITCHEN: Stainless steel sink in grey wall and base units with worktop and tiling to walls, splashback. Integrated electric oven, washing machine and fridge freezer, four ring gas hob with extractor. Cupboard housing combination boiler. Double glazed window overlooking communal grounds

BEDROOM ONE: Fitted wardrobes, double glazed window, radiator

BEDROOM TWO: Fitted wardrobes, double glazed window, radiator

BATHROOM: Large contemporary bathroom with white suite comprising bath with shower attachment, separate shower enclosure with monsoon shower head, w.c., designer hand basin in vanity unit, tiling to walls and floor, double glazed window, downlighters, ladder radiator

OUTSIDE:

PATIO: Composite decked area

COMMUNAL GARDENS: Established communal garden with secure storage units for bikes

PARKING: Private off street parking

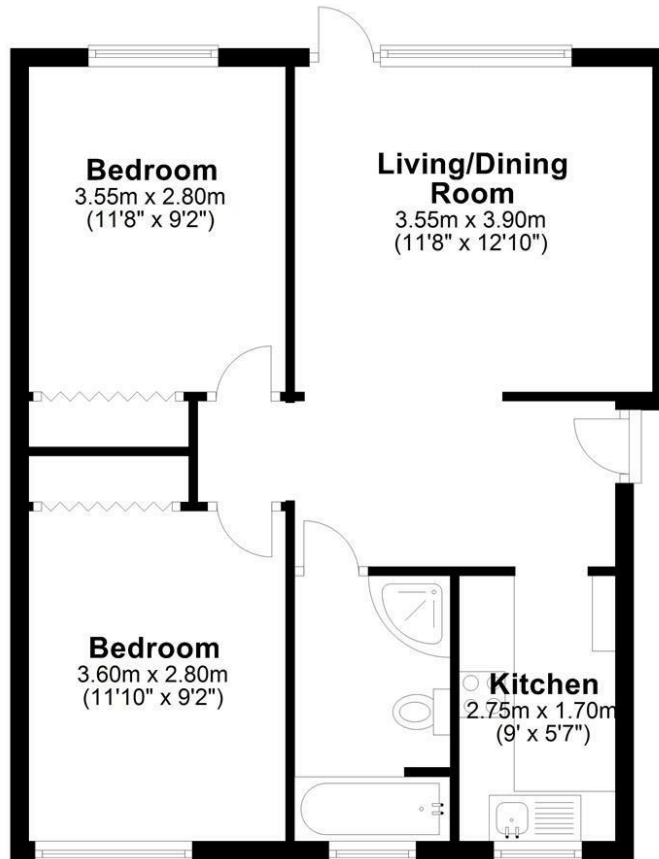
LEASE: 941 years remaining

SERVICE CHARGE: £127 per calendar month (including regular window cleaning, internal cleaning of the blocks and buildings insurance)



Ground Floor

Approx. 55.2 sq. metres (594.6 sq. feet)



Total area: approx. 55.2 sq. metres (594.6 sq. feet)

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	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



For an appointment to view please telephone 01932 354111

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