



ALEXANDER RUMSEY
REAL ESTATE

Coniston Court, Weybridge, KT13

Guide Price £415,000

2 1 1



This beautifully presented ground-floor apartment offers an exceptional blend of style, convenience, and comfort. Situated in a highly sought-after location, it is within easy walking distance of Weybridge mainline station, the Queens Road, and the town centre, providing excellent access to shops, cafés, and local amenities.

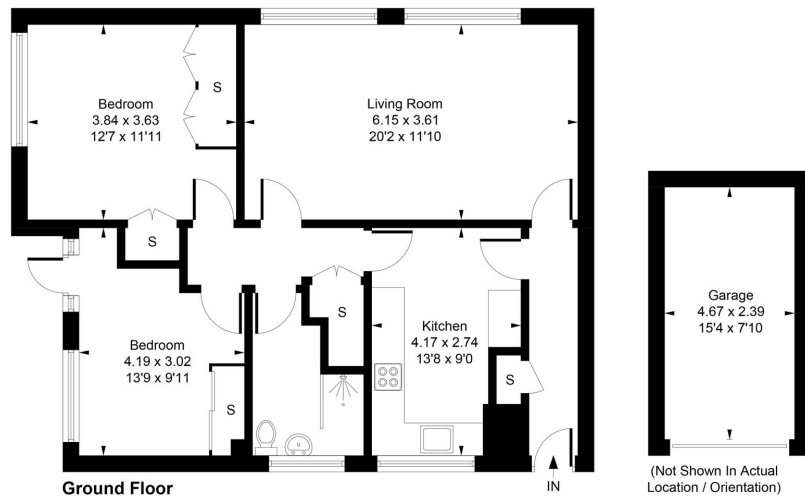
Set within stunning and well-maintained communal grounds, the apartment enjoys the rare benefit of direct access to these peaceful green spaces, creating a wonderful indoor-outdoor flow that enhances the living experience. The property has undergone significant upgrades, including a newly fitted, contemporary kitchen and a stylish modern bathroom, both fitted to a high standard. A recently installed boiler ensures energy efficiency and reliability, while the entire apartment has been tastefully redecorated, offering a bright and inviting atmosphere throughout.

Further adding to its appeal, the property includes a private garage, providing valuable additional storage space. With a long lease of 947 years remaining and a well-managed maintenance agreement, this is a fantastic opportunity for those seeking a beautifully finished home in an unbeatable location.

Maintenance: £1,945 per annum | Lease: 947 years remaining | EPC: C | Council Tax Band: D.



Approximate Gross Internal Area = 76.3 sq m / 821 sq ft
 Garage = 11.1 sq m / 120 sq ft
 Total = 87.4 sq m / 941 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchase.

- Over 940 Sqft - Very Spacious • Ground Floor Apartment
- Parking And Garage
- Immaculate Condition
- Direct Access To Communal Gardens
- Two Double Bedrooms
- Refitted Kitchen & Bathroom
- Sought-After Location
- Walking Distance Of Mainline Station & Shops



Your Journey, Our Priority

01932 925 050 | sales@arrealestate.co.uk | www.arrealestate.co.uk