



19 St. Marys, Victoria Road, Weybridge, Surrey, KT13 9QG



## 19 ST. MARYS, VICTORIA ROAD, WEYBRIDGE, SURREY, KT13 9QG

- GROUND-FLOOR ONE-BEDROOM FLAT
- NO ONWARD CHAIN WITH VACANT POSSESSION ON COMPLETION
- PRIME WEYBRIDGE LOCATION IN WELL-REGARDED DEVELOPMENT
- SET IN MANICURED TREE-LINED GROUNDS
- OPPORTUNITY FOR MODERNISATION AND REFURBISHMENT
- SPACIOUS LIVING AREA OPENING DIRECTLY ONTO A TERRACE WITH VIEWS OVER THE GROUNDS
- BEDROOM WITH INTEGRATED STORAGE
- EPC RATING: E



**This ground-floor one-bedroom flat in St. Mary's, available with vacant possession and no onward chain, offers a blank canvas for modernisation with a spacious living area opening onto a terrace overlooking manicured communal grounds.**

### THE PROPERTY

Situated within a well-maintained development in Weybridge, this ground-floor one-bedroom flat offers an exceptional opportunity for complete modernisation and refurbishment. Nestled amid meticulously manicured, tree-lined grounds, the property benefits from a peaceful yet convenient location, providing ample scope for transformation into a desirable property. The accommodation comprises an entrance hallway featuring two integrated storage cupboards. The generously proportioned living area opens directly onto a terrace, extending the indoor space into an outdoor setting overlooking the communal grounds. Adjacent to the living area lies the kitchen, which requires complete replacement. The bedroom includes an integrated wardrobe, while the bathroom is fitted with a three-piece suite, complemented by additional built-in storage and an airing cupboard. This property represents an ideal proposition for buyers seeking to craft an individual residence or for investors. With its coveted location, established surroundings, and substantial potential for enhancement, this property offers an excellent canvas to create a contemporary and elegant living space.



## THE GROUNDS

Lease: 1000 years from 25th March 1968

Ground Rent: Nil

Service Charge: £1,446.96 per annum

## SITUATION

Positioned in the heart of Weybridge, St. Mary's is a well-regarded block set within tree-lined manicured grounds. Weybridge is renowned for its fusion of tradition and contemporary convenience. Here, residents enjoy access to top-tier educational institutions, boutique retailers, and a selection of exceptional dining experiences and public houses. The town is complemented by excellent transport links, ensuring smooth commutes to central London while offering a gateway to the Surrey countryside. Frequent train services from Weybridge station deliver swift connections into central London, with journeys to Waterloo taking approximately 35 minutes. The A3 and M25 are within easy reach, providing links to London, the coast, along with Heathrow and Gatwick airports.

WEYBRIDGE CENTRE | 1 mile

LONDON WATERLOO | 35 MINUTES BY TRAIN FROM  
WEYBRIDGE MAINLINE

CENTRAL LONDON | 22.3 miles

GATWICK AIRPORT | 25 miles

HEATHROW AIRPORT | 7.4 miles

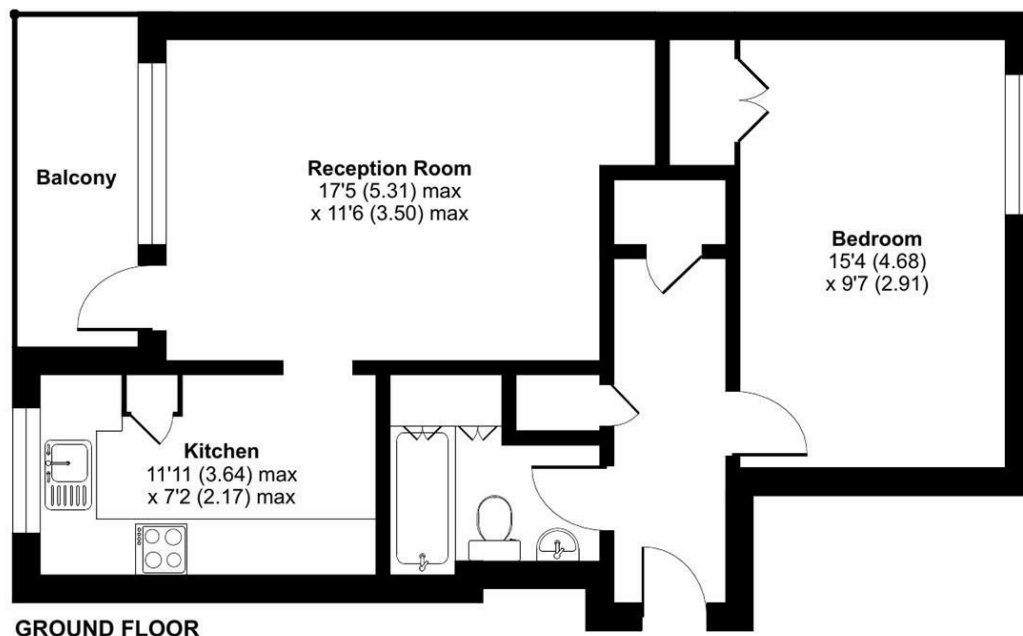




## St. Marys, Victoria Road, Weybridge, KT13

Approximate Area = 569 sq ft / 52.8 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checom 2025. Produced for Clarke Gammon. REF: 1302914

### LOCAL AUTHORITY

Elmbridge Borough Council

### COUNCIL TAX


Band C

### SERVICES

Mains water, electricity, mains drainage, gas supply.

Heating provided via thermostatically controlled electric radiators.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>		
(39-54) <b>E</b>	40	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

### CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

### DIRECTIONS

Sat nav ref - KT13 9QG

### AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

