

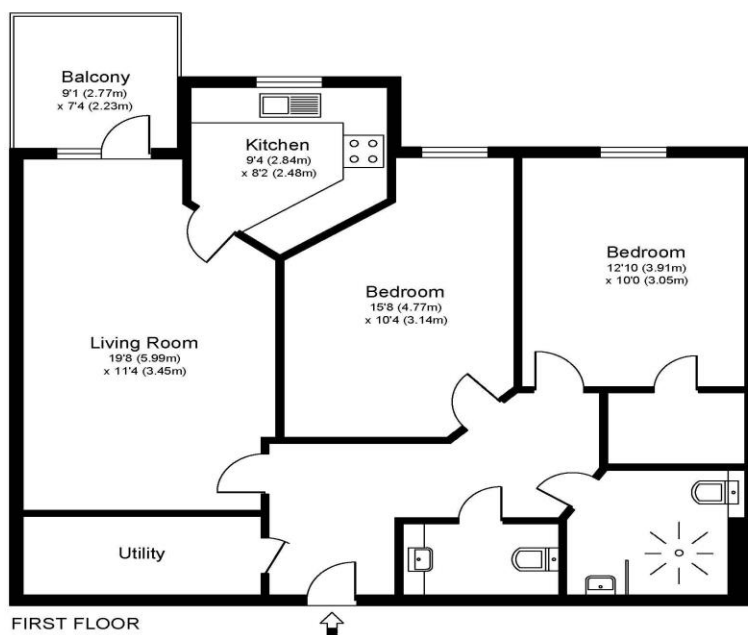


**21 Campbell House Queens Road Weybridge Surrey KT13 9UX**

**£650,000**



## CAMPBELL HOUSE, WEYBRIDGE, KT13



Approximate Gross Internal Floor Area: 74 m sq / 795 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Campbell House on Queens Road offers stylish living in a highly desirable central location. Beautiful mature trees provide screening to the development, presenting tenants with a perfect blend of scenic surroundings in a convenient location. From eateries to boutique shops and generous green spaces such as the cricket ground and the picturesque River Wey, there's something to suit all pastimes. Comprising one- and two-bedroom apartments for sale, finished to a high specification and protected by a new build warranty. Selected apartments offer balconies and patio terraces. Enjoy the charming, maintained gardens and the lavish communal lounge and bistro - the heart of the development. Weybridge town centre has much to offer including a Waitrose supermarket, and an excellent mix of restaurants and gastro pubs including the Giggling Squid, The Minnow and The Hand & Spear. Close by, Brooklands has a large Tesco superstore and Marks and Spencer. The development is well positioned for access to the A3, M25 and M3 and the neighbouring towns of Walton-on-Thames, Esher, Cobham, Kingston-upon-Thames, Guildford, and Woking. Weybridge Station provides regular service to London Waterloo from 29 minutes; London Heathrow and Gatwick airports are accessed via the M25. Tailored flexible support packages are available, ensuring you only pay for the assistance you require. The bistro restaurant offers a convenient dining option all on your doorstep. The dedicated Estates Manager oversees the smooth running of the development with a CQC qualified team, operating 24 hours a day. With a 24/7 call system and camera entry system, you can feel safe and secure at Campbell House. The building is accessible throughout, with lifts to all floors. Campbell House has a large car park, a cycle store, and a scooter room. The bus stop is within walking distance, allowing you to easily reach Addlestone and Kingston upon Thames when required. EPC Rating B.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.