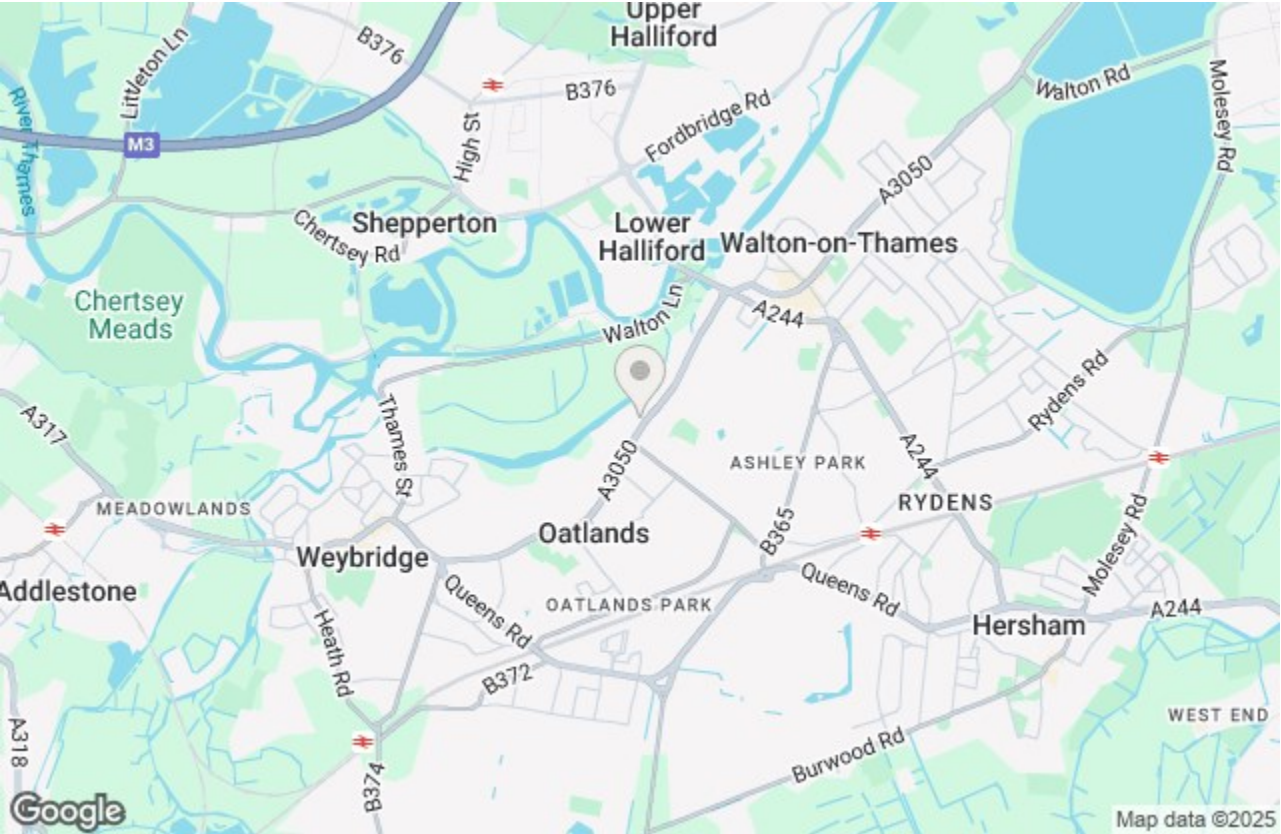


8, 72 Oatlands Drive, Weybridge, KT13 9JA

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



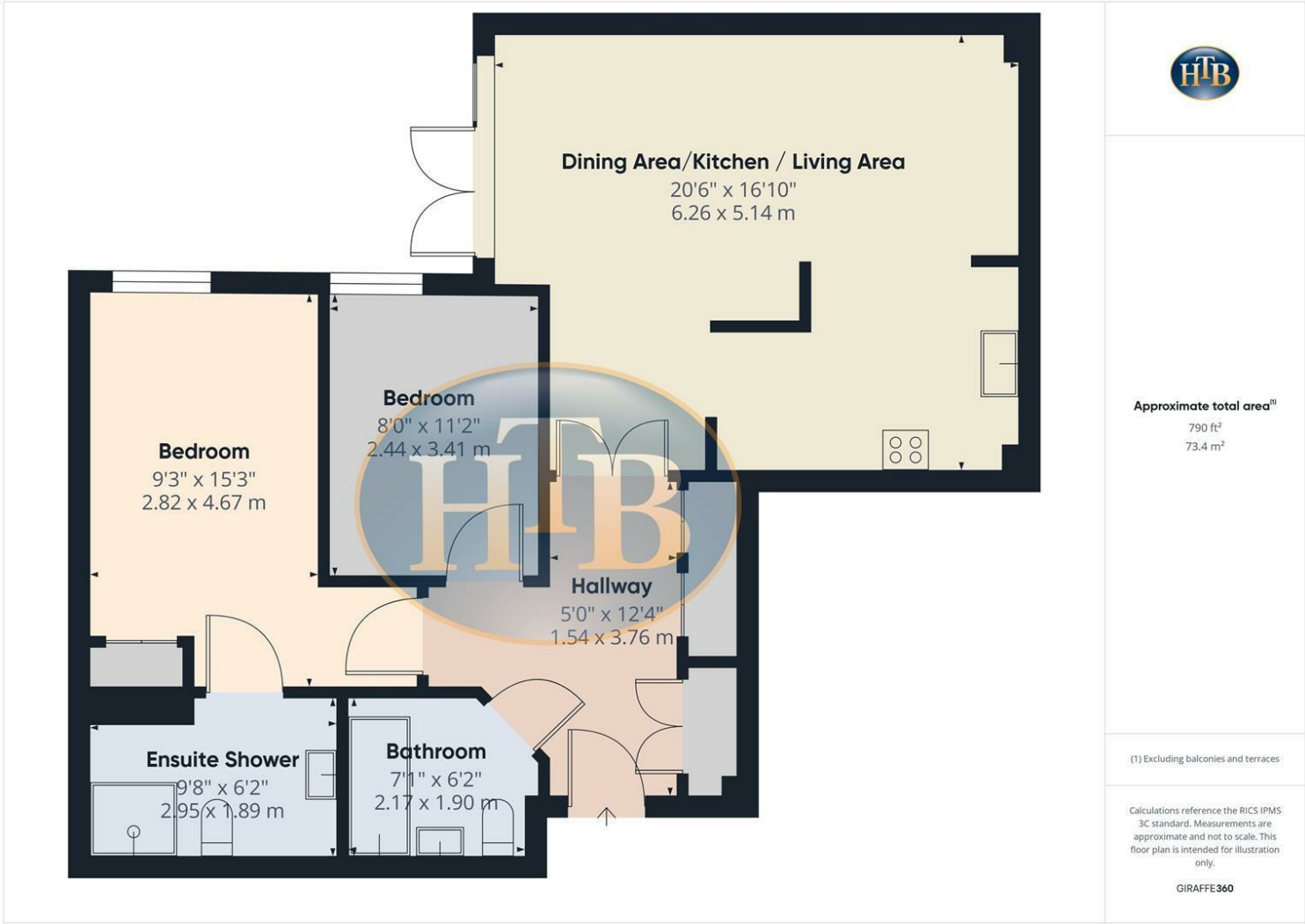
£385,000 Leasehold

Nestled in the desirable area of Oatlands, Weybridge, Austin Place is an exclusive retirement development for the over 55's, and this is a rare opportunity to acquire one of the splendid ground floor apartments. This charming residence boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. The property features a luxurious ensuite shower, alongside a separate modern bathroom, ensuring convenience and privacy for residents and guests alike.

The heart of the home is an inviting open plan living room, dining room, and kitchen, creating a seamless flow that is perfect for both entertaining and everyday living and also with the advantage of a glazed patio door leading out onto the pretty gardens to the front of the building. There is also the advantage of a utility cupboard with washer dryer plus storage in the coat cupboard and underfloor heating throughout.

Residents of this exclusive development can enjoy a range of communal amenities, including a welcoming communal lounge, a delightful café, and hair salon, all designed to foster a sense of community and convenience. The combination of these features makes this property not just a home, but a lifestyle choice. Externally the communal gardens and patios surround the building giving residents numerous area's to enjoy the outside. You will also find a sunny roof terrace, serviced by a lift with access to further communal lounge.

72 Oatlands Drive, Weybridge, KT13 9JA



- EXCLUSIVELY FOR PERSONS AGED 55 OR OVER
 - TWO DOUBLE BEDROOMS
 - PRIVATE ENTRANCE ON GROUND FLOOR
 - NO ONWARD CHAIN
 - DAILY ON SITE-MANAGEMENT
- RARELY AVAILABLE GROUND FLOOR LUXURY APARTMENT
 - MASTER WITH MODERN ENSUITE SHOWER
 - 24/7 MONITORED CALL SYSTEM
 - OWNERS LOUNGE, CAFE, HAIR SALON AND ROOF TERRACE
 - BEAUTIFULLY COMMUNAL GARDENS SURROUNDING THE DEVELOPMENT

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract