

3 Branksome, Gower Road, Weybridge, KT13 0HD

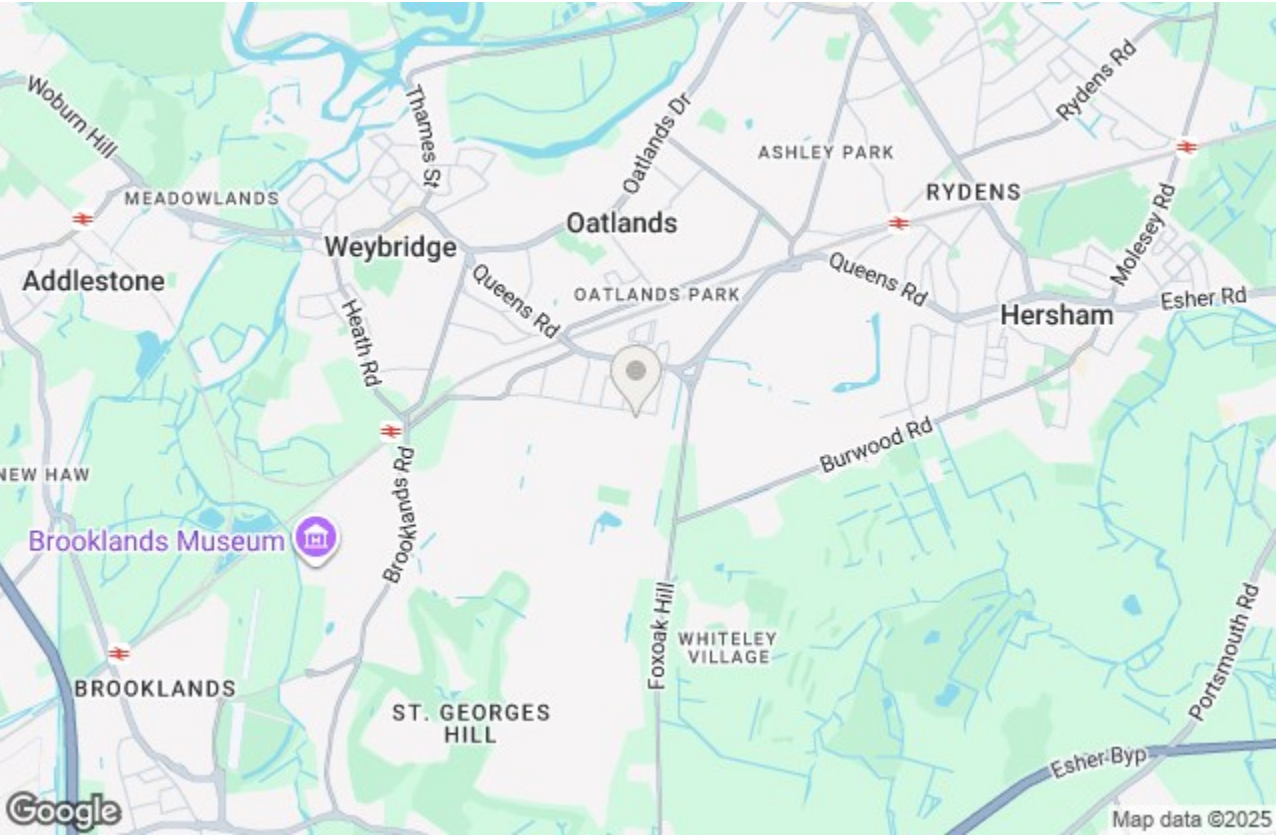
| Energy Efficiency Rating                    |                         |                                                                                   |
|---------------------------------------------|-------------------------|-----------------------------------------------------------------------------------|
|                                             | 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 <sub>2</sub> ) 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 |  |

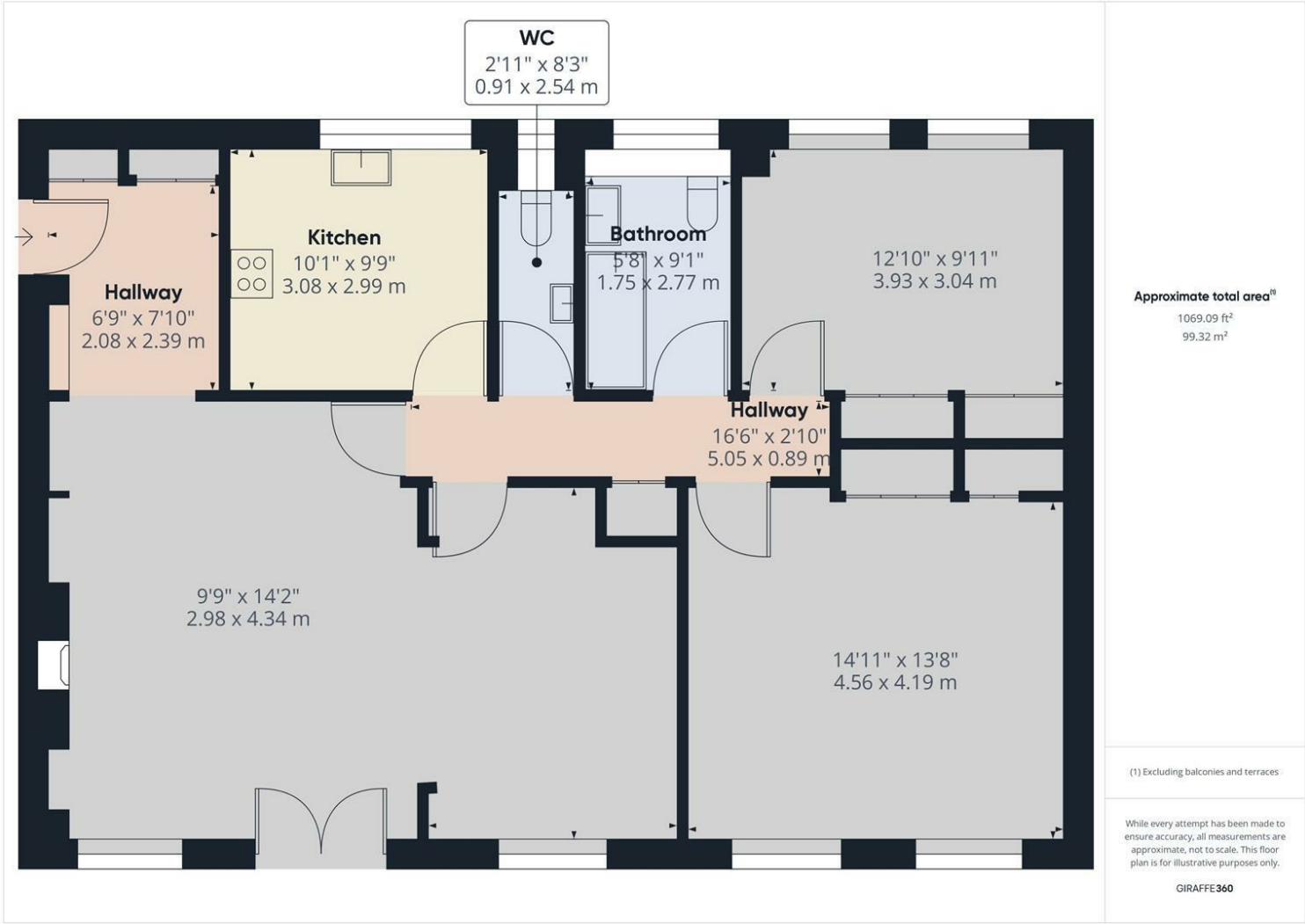


Per Calendar Month £2,500 Per Calendar Month

AVAILABLE BEGINNING OF JANUARY 2026. UNFURNISHED. Harmes Turner Brown are delighted to offer this ground floor two bedroom apartment located on the slopes of St. George's Hill. This accommodation briefly includes two large reception rooms, modern kitchen, three piece family bathroom with modern tiling and a separate toilet. The double bedrooms include built in wardrobes. The property is 0.9 miles from Weybridge Main Line Train Station. EPC C.



Gower Road, Weybridge, KT13 0HD



- AVAILABLE BEGINNING OF JANUARY 2026
- GROUND FLOOR APPARTMENT
- DIRECT ACCESS TO COMMUNAL GARDENS
- COUNCIL TAX BAND F
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- 0.9 MILES FROM WEYBRIDGE TRAIN STATION
- EPC C

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