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Southwood Court, Pinegrove, Weybridge, KT13 9AT

£304,950



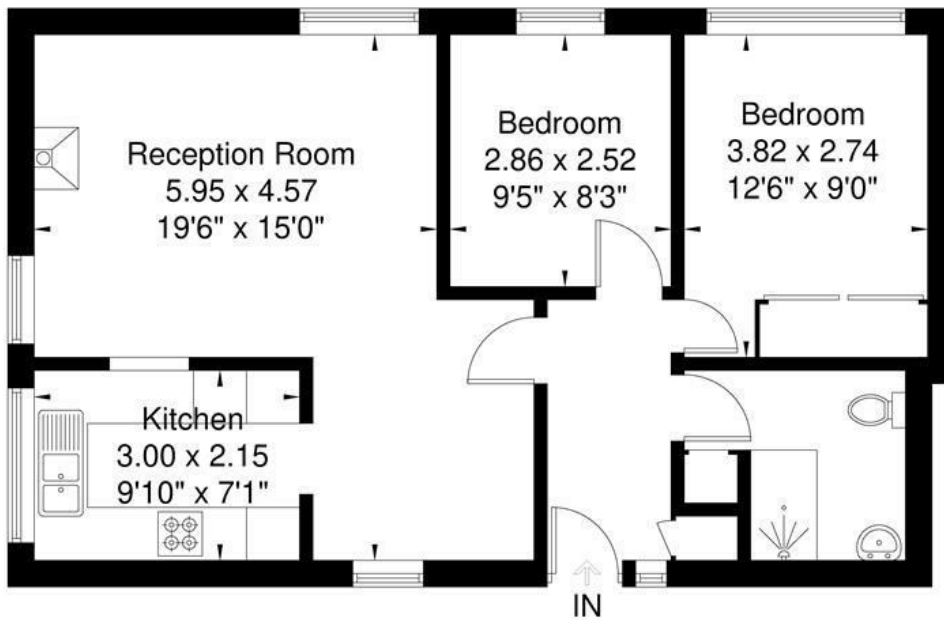
Spacious 2, bedroom flat perfectly positioned within walking distance to Weybridge Town Centre and train station. This is a development set upon communal grounds with off street parking. The Flat is large and in excellent condition throughout. Spacious and naturally lit entrance hall. Large sitting room with plenty of space for sitting and dining, fully carpeted with modern electric fireplace. Good size kitchen with wooden wall and base units integrated appliances including, oven and microwave, 4 ring electric hob, double height fridge freezer and washing machine. Bathroom is spacious, fully tiled with large walk- in shower, WC, hand basin and modern heated towel rail. 2 large double bedrooms one including built in wardrobes. Location is key being within walking distance to Weybridge train station where you can get the fast train in to London Waterloo. The property is also within short distance to Weybridge Town Centre. Close to all main transport links, local shops and amenities. Lease at 140 years. **EARLY VIEWINGS HIGHLY RECOMMENDED AND STRICTLY BY APPOINTMENT ONLY!**



Floor Plan

KT13 9AT

Approximate Gross Internal Area = 59.5 sq m / 640 sq ft



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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.