



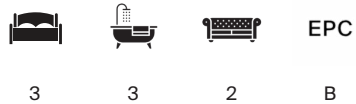
WEYBRIDGE HOUSE

48 Queens Road, Weybridge, Surrey, KT13



A WELL-PRESENTED GROUND FLOOR APARTMENT

A spacious 1,804 sq ft luxury ground-floor apartment built by CALA Homes, renowned for premium quality and design.



Local Authority: Elmbridge Borough Council

Council Tax band: G

Tenure: Leasehold

Service charge: Approximately £3560 per annum



KEY FEATURES

- * Impressive reception room offering exceptional natural light and ample space for both living and dining with direct patio and garden access.
- * Large contemporary kitchen/breakfast room with integrated appliances and space for breakfast table.
- * Three well-proportioned double bedrooms, including a generous principal suite with walk-in wardrobe and private en-suite and direct garden access
- * Stylish family bathroom, with modern fittings and high-specification finishes throughout.
- * Concrete floors throughout the building
- * Zone underfloor heating through out.
- * Door entry system
- * Large private patio area
- * Two underground Parking spaces











LOCATION

Weybridge's town is conveniently located along with the village cricket green and Queens Road area with its wide range of boutique shops and restaurants. The town centre offering everyday conveniences including Waitrose and a number of cafe's, pubs and restaurants along with the River Thames.

The town has a number of leisure pursuits available including two health clubs, Weybridge Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

There are a number of excellent private schools in the area including St. George's College and Junior, Feltonfleet, Notre Dame, Sir William Perkins and The ACS International School as well as the state secondary school, Heathside.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford. The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are accessed via the M25.





Queens Road, KT13

Approximate Gross Internal Area = 167.6 sq m / 1804 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID767266)

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