



**2 Abbotswood, 29 Oatlands Chase, Weybridge, Surrey, KT13 9RP**

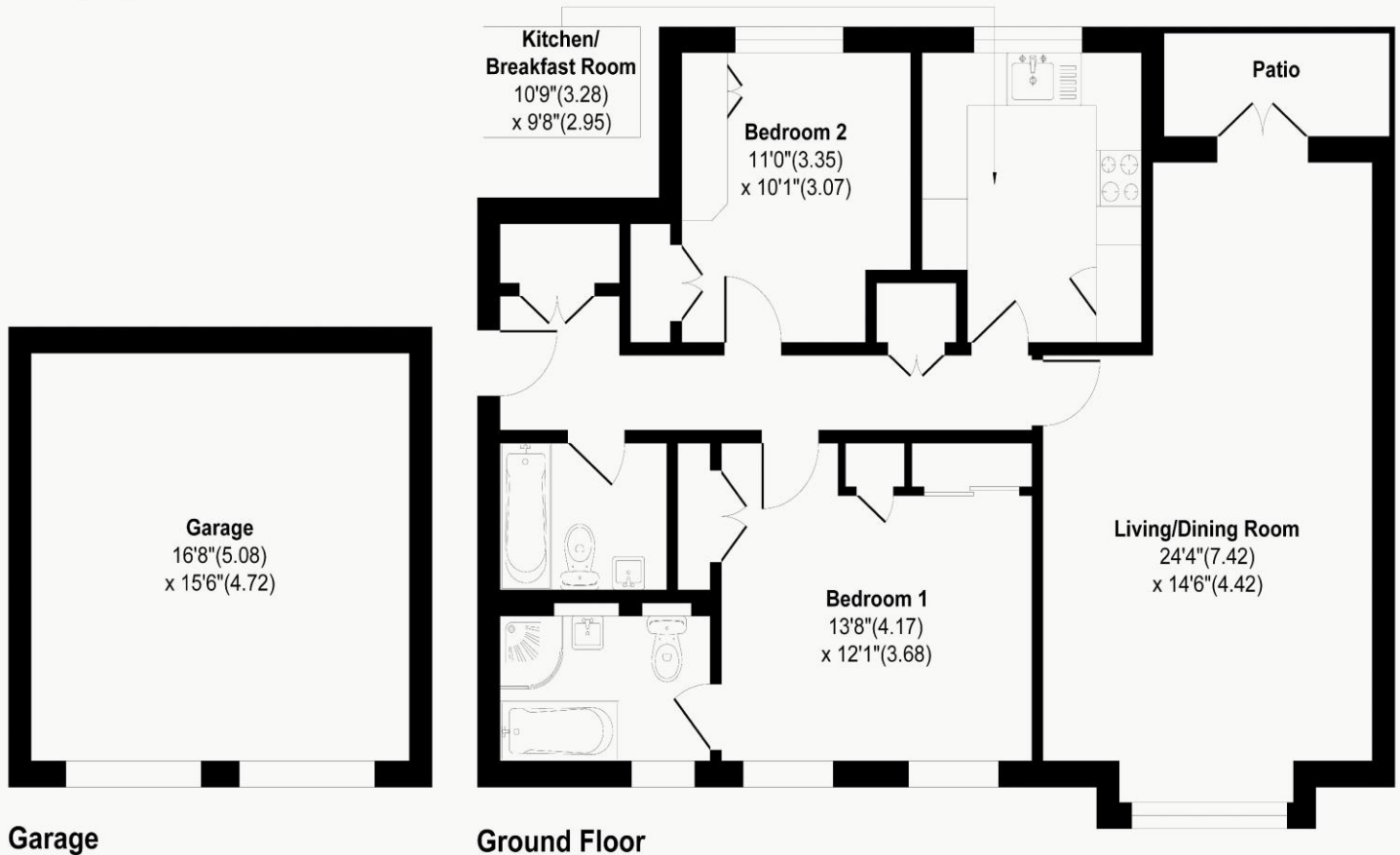
**£475,000**



## Abbotswood, Oatlands Chase, Weybridge, KT13

Approximate Area = 1210 sq ft / 112.4 sq m

For Identification Only - Not to scale



Floor plan Produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). Produced for James Neave Estate Agents.



A spacious two bedroom ground floor apartment set within attractive gated grounds, offering well-balanced accommodation in a quiet and secure setting. Surrounded by mature trees, hedges and beautifully maintained communal gardens, the development benefits from secure entry, gated access and residents' parking. Patio doors open directly onto a small private patio with access onto the communal gardens beyond. The apartment features a modern Howdens kitchen finished in grey high gloss, fitted only a few years ago, with integrated oven and microwave plus space for further appliances. Wood flooring runs throughout, while recently installed double glazed windows add to the overall finish and efficiency of the home. The accommodation includes a generous principal bedroom with en-suite bathroom featuring both a separate shower and bath, alongside a modern family bathroom. Further benefits include two garages positioned side by side with internal access between them, a Vaillant combi boiler approximately 8–9 years old, and a share of freehold. The flat roof replacement has already been paid for, with works due to be completed in 2026. Ideally positioned within the catchment area for the ever popular Cleves School, the property is approximately 0.6 miles from Walton-on-Thames mainline station, offering direct fast trains to London Waterloo. Equidistant to both Walton High Street and Weybridge town centre, the apartment is also close to the River Thames and just moments from the popular Oatlands Chaser pub and restaurant. EPC Rating C.



**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.