

## 1, Summers Close, Weybridge, KT13 0RX

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



### Offers In Excess Of £265,000 Leasehold

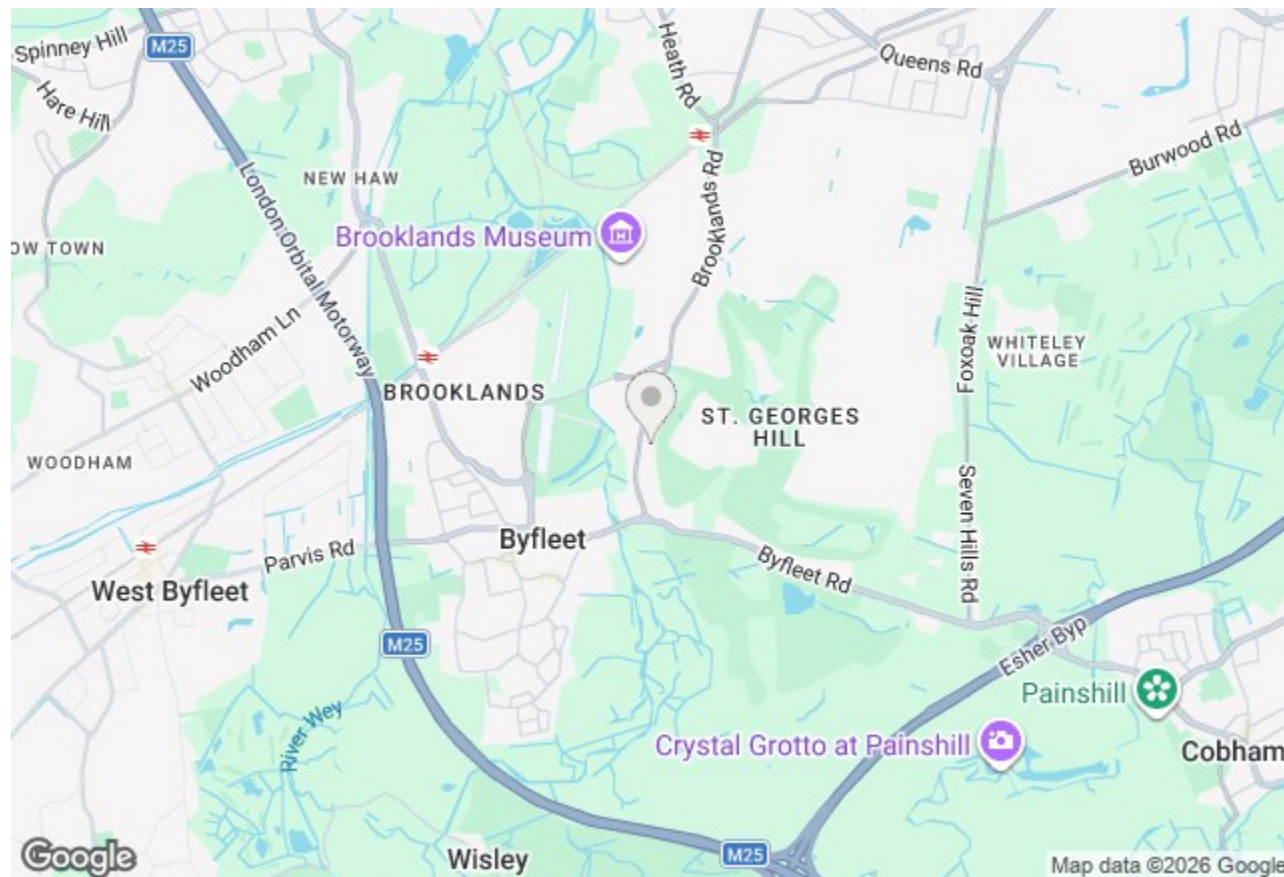
Situated in a great location in Weybridge, this well-presented top floor two-bedroom flat offers bright and spacious accommodation throughout.

The property features a modern fitted kitchen with ample storage and worktop space, along with a contemporary bathroom finished to a good standard. The living space is generously sized, providing a comfortable area for both relaxing and entertaining.

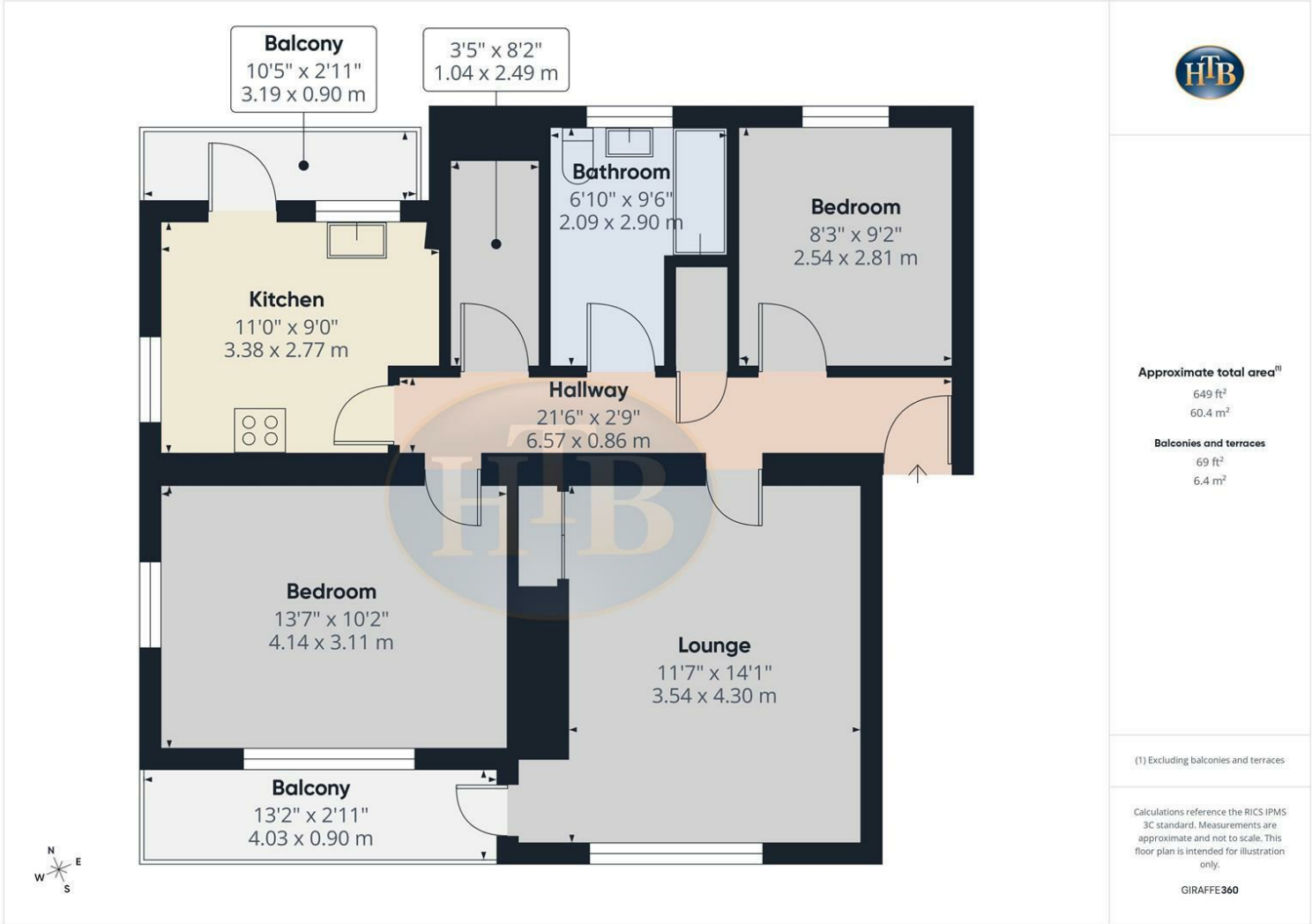
Both bedrooms are well-proportioned, making the property ideal for first-time buyers, downsizers or investors alike.

A real highlight of the property is the presence of two balconies, offering pleasant outdoor space, complemented further by communal garden areas and an allocated garden space.

Located within easy reach of local amenities, transport links and green spaces, this property combines convenience with comfortable living.



# Summers Close, Weybridge, KT13 0RX



- TOP FLOOR TWO BEDROOM FLAT
- MODERN FITTED KITCHEN
- TWO PRIVATE BALCONIES
- TWO GOOD SIZE BEDROOMS
- ALLOCATED GARDEN SPACE

- SPACIOUS LIVING ACCOMMODATION
- CONTEMPORARY BATHROOM
- SEPARATE ADDITIONAL STORE ROOM ON THE GROUND FLOOR
- SOUGHT-AFTER WEYBRIDGE LOCATION
- ADDITIONAL ROOM - COULD BE USED AS A SMALL STUDY/LAUNDRY ROOM