

1, Brockley Combe, Weybridge, KT13 9QB

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	



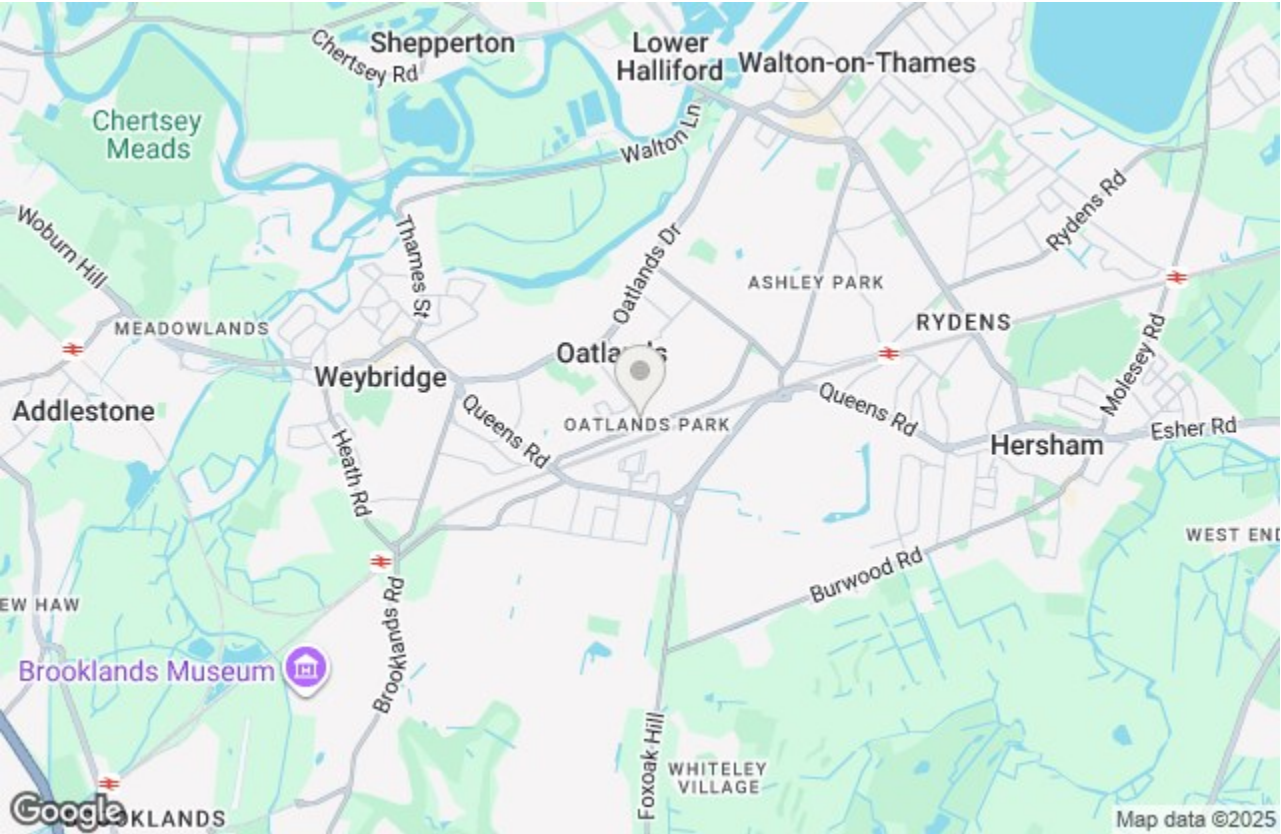
£350,000 Leasehold - Share of Freehold

Nestled in the charming development, Brockley Combe, Weybridge, this delightful two-bedroom purpose-built ground floor apartment offers a perfect blend of comfort and convenience. The property boasts a larger than average living room, which presents an exciting opportunity for potential buyers to reconfigure the space into a third bedroom, catering to various lifestyle needs.

The apartment features two well-proportioned bedrooms and a modern bathroom, making it an ideal choice for small families, couples, or individuals seeking a serene living environment. One of the standout features of this property is its private terrace, which opens onto beautifully maintained communal gardens, providing a tranquil outdoor space for relaxation and enjoyment.

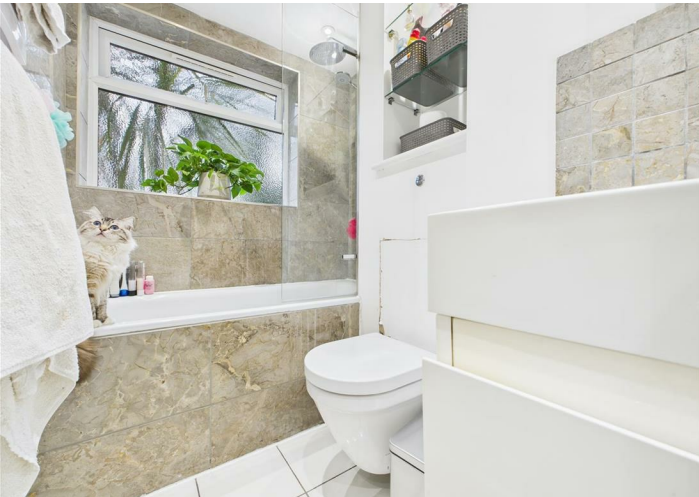
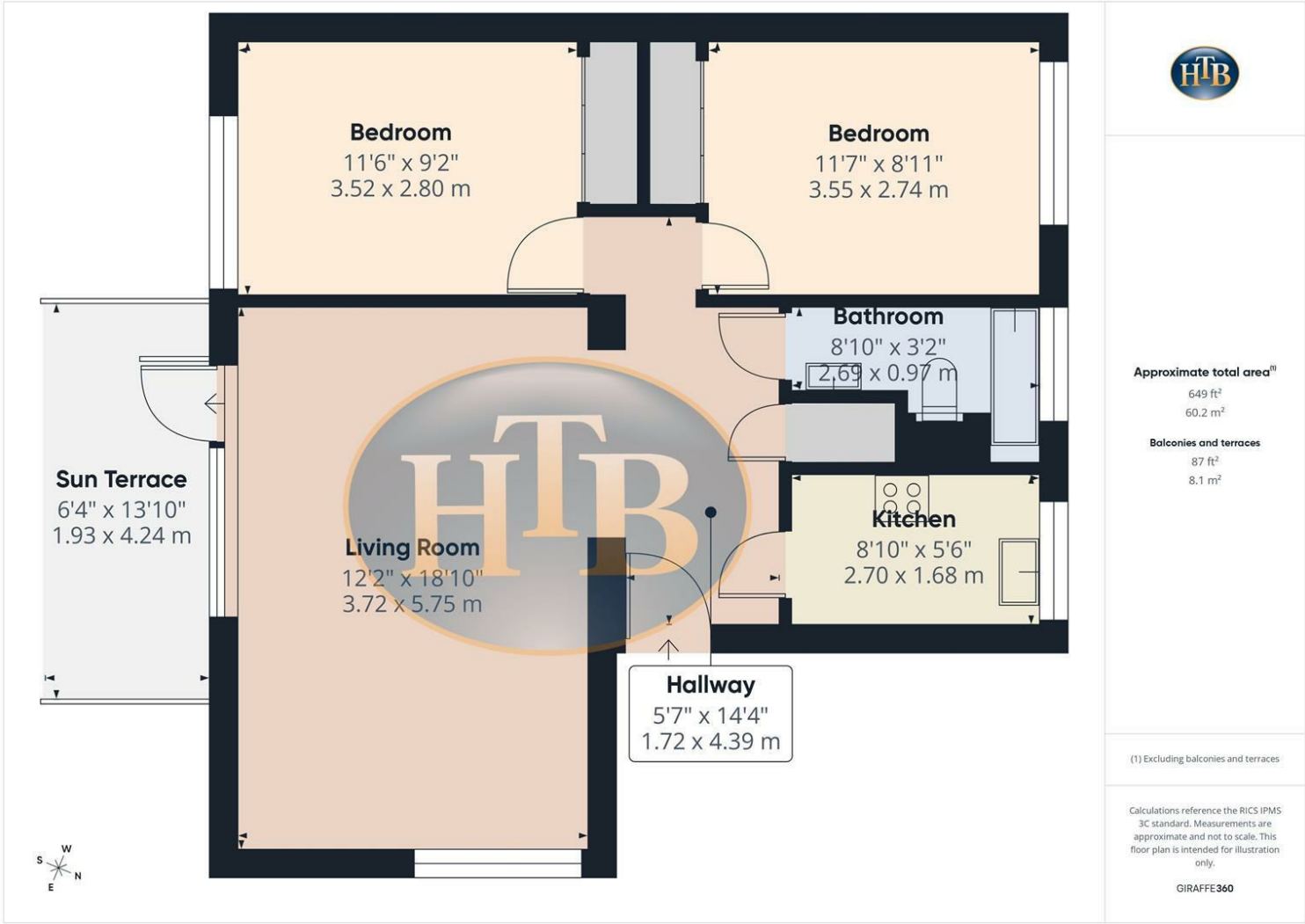
Additionally, the apartment is conveniently located within walking distance to the highly regarded Cleves School, making it an excellent option for families with children. For those with vehicles, a garage in a nearby block adds to the practicality of this residence.

This property not only offers a comfortable living space but also the potential for future enhancements, all set within a desirable location. Whether you are looking to invest or find your next home, this apartment in Brockley Combe is certainly worth considering.





Brockley Combe, Weybridge, KT13 9QB



- GROUND FLOOR APARTMENT
- MODERN FAMILY BATHROOM
- GARAGE IN NEARBY BLOCK
- WELL PRESENTED THROUGHOUT
- LARGER THAN AVERAGE LIVING ROOM
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- WALKING DISTANCE TO CLEVES SCHOOL
- PRIVATE TERRACE LEADING ONTO BEAUTIFUL COMMUNAL GARDENS
- VIEWINGS HIGHLY RECOMMENDED

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