



10 Holden Court, Railton Close, Weybridge, Surrey, KT13 0GE

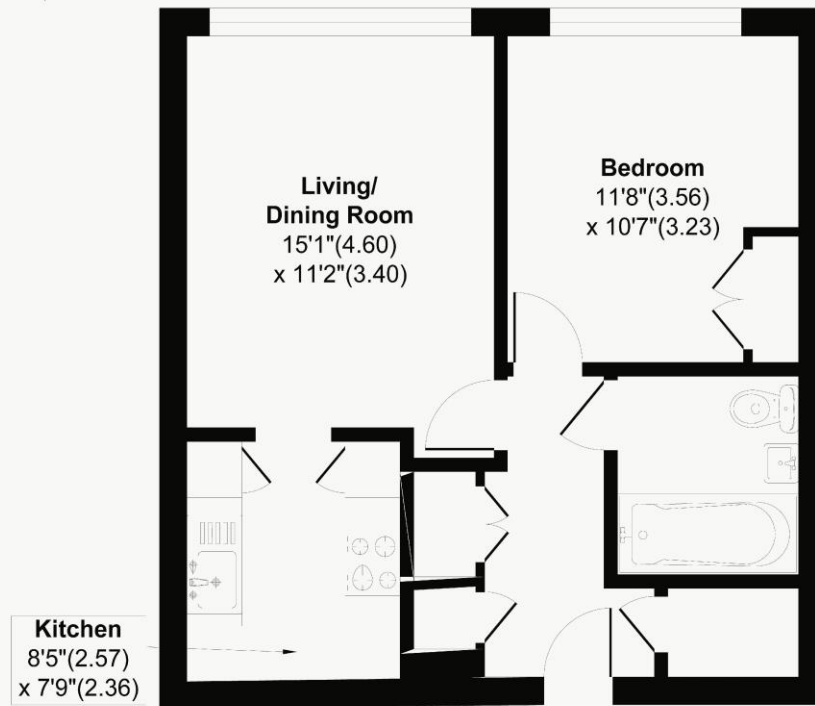
£250,000



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Approximate Area = 538 sq ft / 50.0 sq m

For Identification Only - Not to scale



Second Floor

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



A well-presented one-bedroom top-floor flat, set within a modern development in a quiet position with a pleasant outlook over surrounding greenery. Offering well-designed accommodation, excellent storage and secure underground parking, this is a great opportunity for a first-time buyer looking to take their first step onto the property ladder. The bright and welcoming living room features a floor-to-ceiling window enjoying the leafy outlook, creating a lovely sense of space and privacy. The adjoining kitchen has been thoughtfully designed, providing a good amount of cupboard and worktop space. The bedroom is a comfortable double with built-in wardrobes, while the space to the side is currently utilised as a useful work-from-home area. A modern bathroom features a shower over the bath, and there is also a particularly generous storage cupboard, ideal for coats, shoes, household appliances and other everyday essentials. The flat has a clean and contemporary feel throughout, complemented by well-maintained communal areas, a secure entry system and secure underground parking, with additional bike storage. One of the property's real highlights is its setting. The development benefits from a communal green area, while the River Wey runs directly behind the building and is easily accessible. A riverside path provides a wonderful route for walking and cycling, with access towards both New Haw Lock and Weybridge Town Lock. It also provides a pleasant and convenient walk to Brooklands Retail Park and Brooklands Park. For commuters, a path from the development connects to the bottom of Lonsdale Road, providing a convenient route to Weybridge mainline station, which is around a 10-minute walk away. From here, direct trains run to London Waterloo. Weybridge town centre is also within easy walking distance, offering a good selection of pubs, boutique shops, coffee shops and eateries. Combining a peaceful setting with a leafy outlook, direct access to the River Wey, excellent transport links and convenient access to local amenities, this is a superb first-time purchase and an ideal home for those seeking a well-connected yet tranquil place to live. 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.