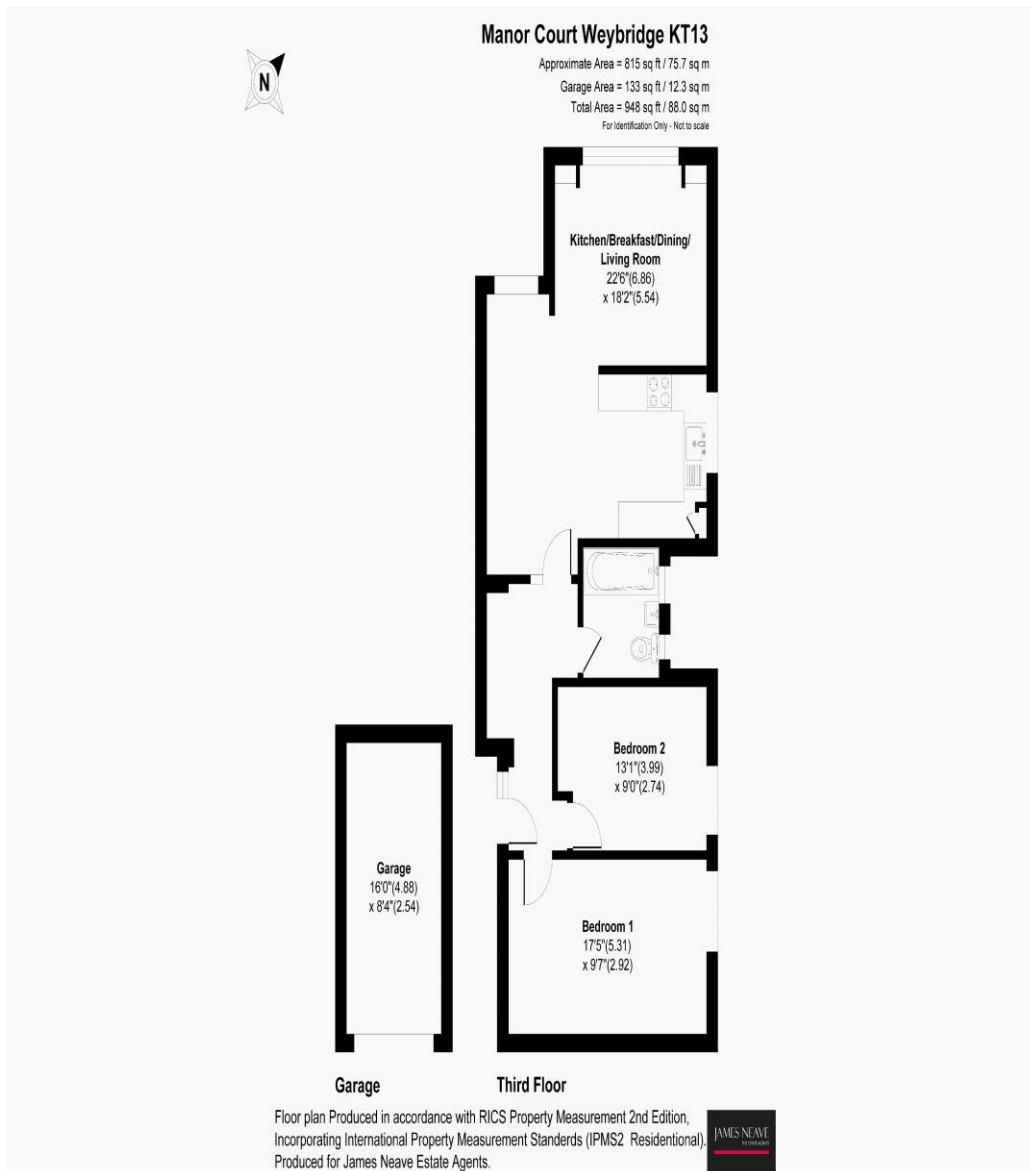




42 Manor Court Weybridge Surrey KT13 8RG

Offers Over £280,000





Nestled right in the heart of central Weybridge, Manor Court offers a brilliant blend of space, light, and complete peace of mind. Positioned on the third floor, and easily accessible via a resident lift, this superbly presented two-double-bedroom apartment commands lovely, far-reaching views across the local landscape and beyond. Its location is exceptionally convenient, placing you just moments from the vibrant amenities of Weybridge High Street, while Weybridge train station sits less than a mile away, making it an ideal spot for commuters and locals alike. Upon entering, you are greeted by a large, welcoming hallway that naturally connects the home and creates an immediate sense of flow. This leads into the heart of the apartment: an expansive living area that has been intelligently zoned to accommodate distinct dining, kitchen, and lounge spaces. There is even ample room left over to comfortably set up a dedicated home office. The entire space feels incredibly bright and airy, thanks to an abundance of large windows that flood the rooms with natural light while framing those pleasant panoramic views. Comfort is ensured year-round with gas central heating and the added benefit of recently installed double glazing throughout. Both bedrooms are generous doubles, offering plenty of space to unwind, and they are served by a well-presented family bathroom. Storage is also highly practical here; in addition to the apartment's internal space, you benefit from a dedicated ground-floor storage unit, a private garage located in an adjacent block, plus access to resident parking on site. Financially and structurally, the property stands in an excellent position. The building has recently undergone comprehensive fire safety improvements and now proudly holds an A1-rated EWS1 certificate, with the current sellers fully covering the costs of these recent works. Offered with a highly desirable 140-year lease, an attractive £0 ground rent, and an energy-efficient EPC Rating C, this beautiful apartment is entirely ready for its next chapter.



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.