



A UNIQUE THREE BEDROOM APARTMENT

PENTHOUSE, FLAT 5, GRASMERE,
WEYBRIDGE, SURREY KT13 0EY

Share of Freehold

savills

SITUATED ON THE SLOPES OF ST GEORGE'S HILL

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Living/dining room ♦ kitchen/breakfast room ♦ 3 bedrooms (2 en suite) ♦ study ♦ bathroom ♦ private veranda ♦ south facing communal gardens ♦ garage ♦ 3 parking spaces ♦ EPC rating = C

Situation

Weybridge lies to the northwest of Surrey on the south bank of the River Thames, at the mouth of the River Wey. It is an attractive commuter town offering a full range of properties from one bedroom flats, through Victorian villas to large mansion houses in private gated estates.

Weybridge includes St George's Hill, an area of 900 acres which includes a championship golf course and private lawn tennis club, surrounded by some of the most exclusive houses in the UK.

Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of bars and restaurants.

Transport links are excellent in this area. Weybridge mainline station has a regular service to London Waterloo in 28 minutes and the M25 (Junc. 10) is 3 miles away giving access to the motorway network. Central London is 21 miles and accessed via the A3 (2.5 miles) and Heathrow airport (13 miles) and Gatwick airport (21 miles) are in easy reach.

The local area is served by an excellent selection of highly regarded state and private schools for all age ranges. There is also a huge choice of leisure facilities including open countryside and the River Thames, numerous golf courses, horse riding, clay shooting, health clubs, rugby/football clubs, cricket clubs and racing at both Kempton and Sandown Park.



Description

This spacious top floor apartment forms part of this small development. It is cleverly designed with split level accommodation. Large windows and skylights allow the light to flood into the property.

The impressive living/dining room is perfect for entertaining with access out to the generous veranda which overlooks the communal gardens. The galleried kitchen is well situated and fitted with a range of units providing plenty of storage.

In addition there is a practical study which also has access out to the veranda, this space can also be ideal as a fourth bedroom.

There are three bedrooms, the master and guest bedroom enjoying an en suite. All bedrooms come with fitted wardrobes. A family bathroom completes the accommodation.

The property further benefits from a garage, three parking spaces as well as visitors parking and a South facing communal garden.

Tenure:

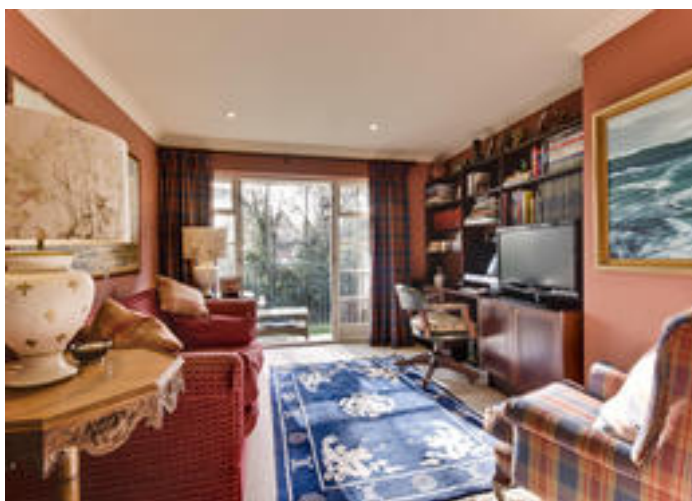
Share of Freehold

Local Authority:

Elmbridge Borough Council

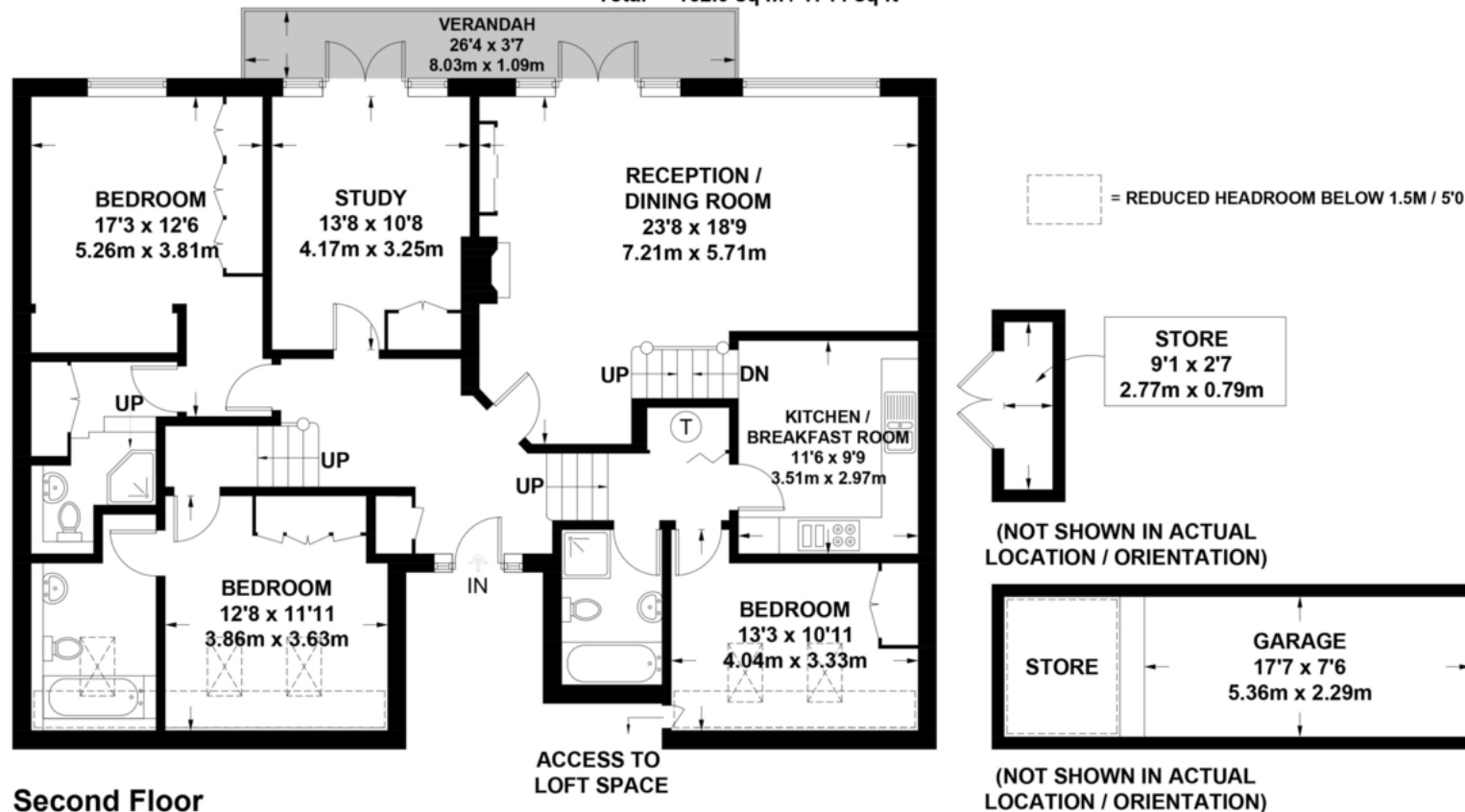
Viewing:

Strictly by appointment with Savills



Gower Road, Weybridge

Approximate Gross Internal Area = 142.2 sq m / 1531 sq ft
Garage / Store = 17.6 sq m / 189 sq ft
Store = 2.2 sq m / 24 sq ft
Total = 162.0 sq m / 1744 sq ft



Second Floor

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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