



Penthouse apartment in a luxury gated development

Flat 22 The Villiers, Gower Road, Weybridge, Surrey KT13 0EA

Share of Freehold



Spacious accommodation on the top floor

- two underground gated parking spaces
- visitors parking
- south facing communal gardens
- within a mile radius of Weybridge mainline train station

Local information

The Villiers is situated on Gower Road, in a sought-after residential area of Weybridge. It is convenient for the nearby amenities of Queens Road, with its shops, boutiques, bars and restaurants. It is also located within a mile of Weybridge railway station.

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.



**About this property**

This spacious modern apartment is located within a luxury gated development where access to both the grounds and main entrance is restricted, controlled by a telephone entry system linked to each apartment.

The penthouse apartment is in a prime position within the building - situated on the top floor so benefitting from lovely elevated views and set at the back so enjoying the sunny Southerly orientation and quiet aspect on to the communal gardens.

The front door of the apartment opens into the generous entrance foyer, with a skylight above, allowing the natural light to flood in. The impressive living/dining room is straight ahead with a fireplace providing the focal point and a balcony, where you can relax and unwind overlooking the communal gardens.

The kitchen/breakfast room is fitted with modern appliances and a generous central island.

The master bedroom has built in wardrobes and a luxury en suite bathroom. There are two further bedrooms with en suite shower rooms and fitted wardrobes.

In addition there is a guest cloakroom.

The property also benefits from two allocated parking spaces in the secure underground car park, from which there is lift access to all floors as well as a useful store next to the lift in the cellar.

Externally, there are mature, well-screened communal gardens, generously planted with trees and shrubs.

Tenure

Share of Freehold

Local Authority

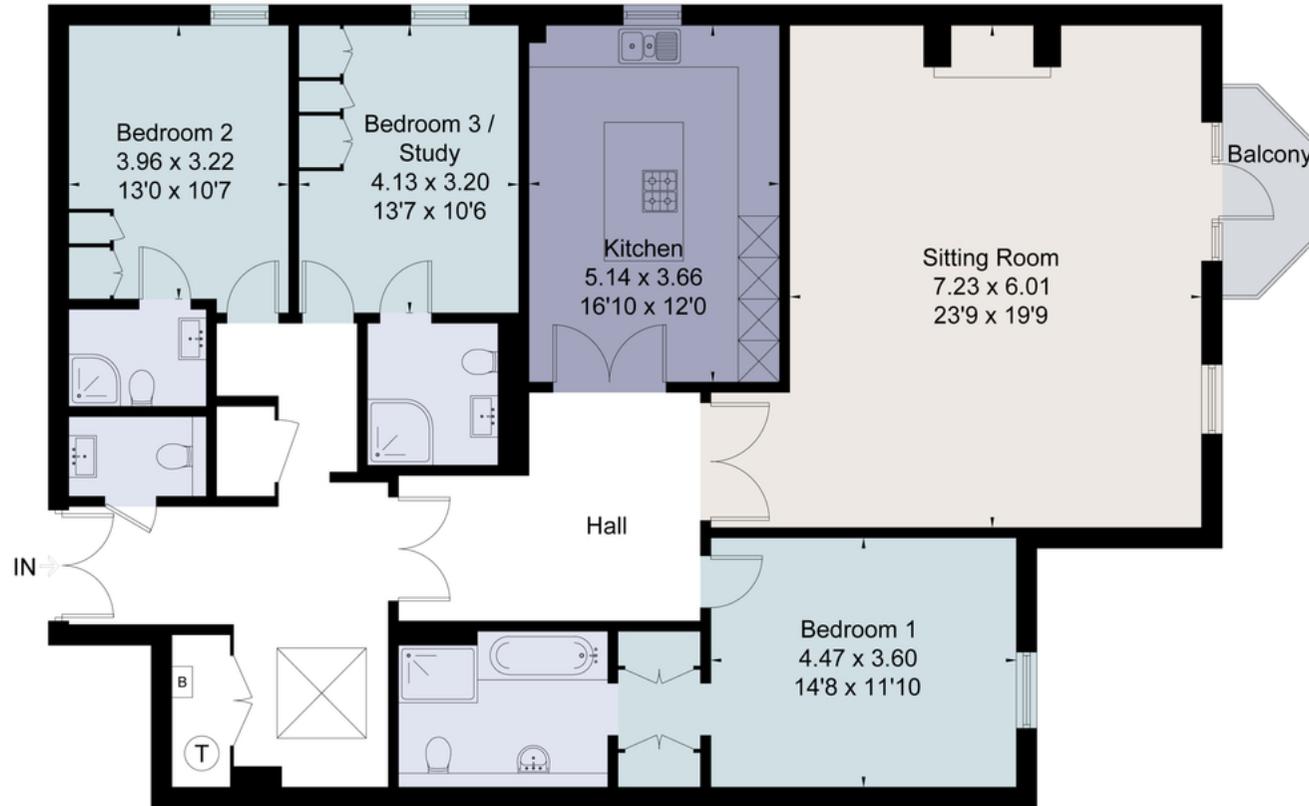
Elmbridge Borough Council

Viewing

Strictly by appointment with Savills



Approximate Area = 168.3 sq m / 1811 sq ft
 For identification only. Not to scale.
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Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	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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