



Two bedroom apartment in desirable new development

Flat 13, Highbanks, Ridgewood, Weybridge, Surrey KT13 0QY

Leasehold

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New development • top floor • light and spacious accommodation • open plan living • private terrace • less than half a mile to Weybridge mainline station

Local information

Weybridge is situated in 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. Please note all distances are approximate.

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. Please note all distances are approximate.





About this property

Having arrived at this new build gated development, set back high from the road, you enter through a welcoming door to the spacious communal entrance hall with lift access.

The apartment is on the top floor and boasts its own private terrace.

Finished to an excellent standard it has been fitted with a sleek kitchen, this opens out to the living/dining area.

The rooms are all light and airy which would lend itself well to entertaining as well as day to day living.

There are two bedrooms, the main is a lovely room with a gorgeous window flooding the room with light, this leads to a luxury en suite bathroom. In addition there is a family bathroom.

The apartment is complimented by the storage it has to offer. It also benefits from two allocated parking spaces in the underground car park, from which there is lift access to all floors. Plus a basement lock up store.

Please note - the internal photos used in the marketing of this property are of a different show home within the development and used for indicative purposes.

Tenure

Leasehold

Local Authority

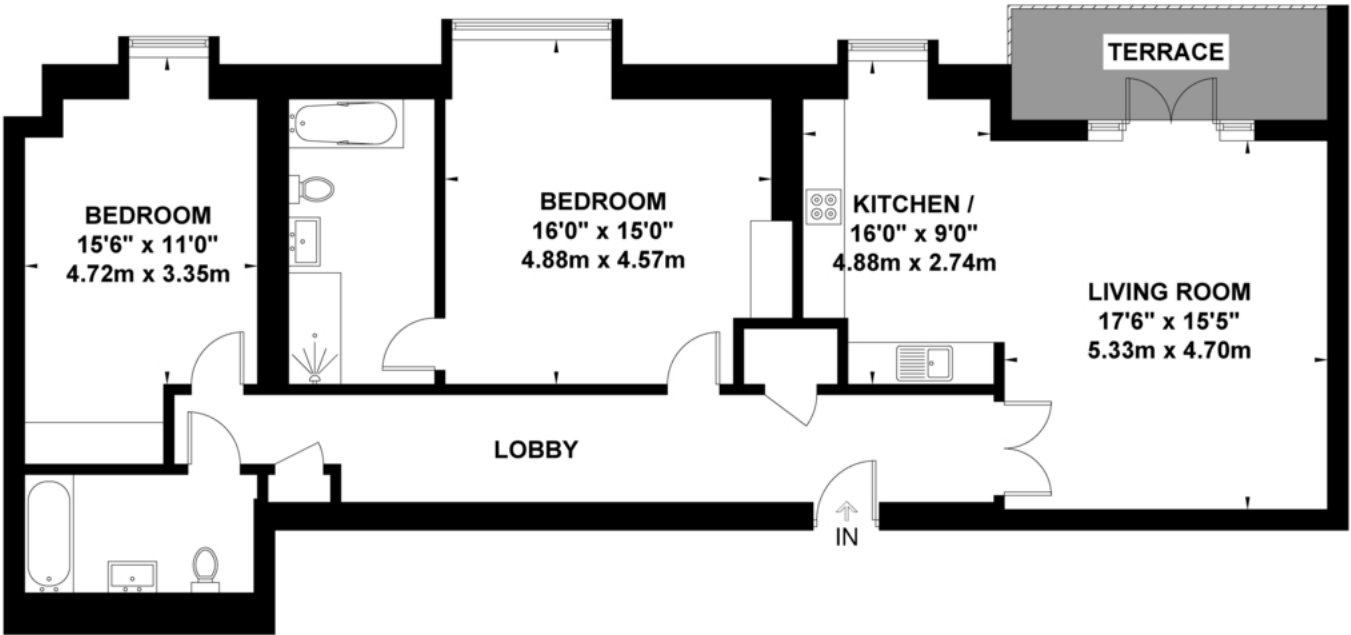
Elmbridge Borough Council

Viewing

Strictly by appointment with Savills

Brooklands Road, Weybridge

Approximate Gross Internal Area = 113.5 sq m / 1221 sq ft



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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 purpose only. Measured and drawn 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	84	84
(69-80) C		
(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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