



First floor apartment located in a popular development

11 Broadwater Place, Weybridge, Surrey KT13 9JS

Leasehold



Elegant apartment • Generous accommodation • Private balcony • Two secure underground parking spaces • Located between Weybridge and Walton town centres

Local information

Broadwater Place is situated in the Oatlands area of Weybridge, within half a mile of the shops and restaurants in Oatlands Village.

Weybridge and Walton town centres have a range of both high street chains and individual boutiques, including a Waitrose supermarket, plus a good mix of pubs and restaurants.

Weybridge and Walton-on-Thames mainline stations are close by and have 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 offers an excellent selection of highly respected schools, both state and private, and there is a wide choice of recreational facilities including sports clubs and health centres such as a David Lloyd and St George's Hill Tennis Club. The River Thames and River Wey offer water sports, there is racing at Sandown Park and Kempton Park plus numerous golf courses.

About this property

Originally built by Octagon Developments, Broadwater Place is situated in an elevated position with beautifully maintained communal gardens running down to Broadwater Lake.

The apartment is situated on the first floor the block with access out to a private balcony.

The generous entrance hall provides access to all rooms within. The bright and spacious living room has ample space for dining and has double doors leading out to the balcony.

The separate kitchen also has access to the balcony with stunning views. There is also access to a separate utility room.

There are three bedrooms, two with fitted wardrobes. The main bedroom has a lovely en suite. The third bedroom is currently being used as a study. A family bathroom and guest cloakroom complete the accommodation.

This apartment also benefits from two designated car parking spaces in the secure underground car park, plenty of visitor parking over ground and access to landscaped communal grounds which slope down to Broadwater Lake.

Tenure

Leasehold

Local Authority

Elmbridge Borough Council

EPC rating = C

Viewing

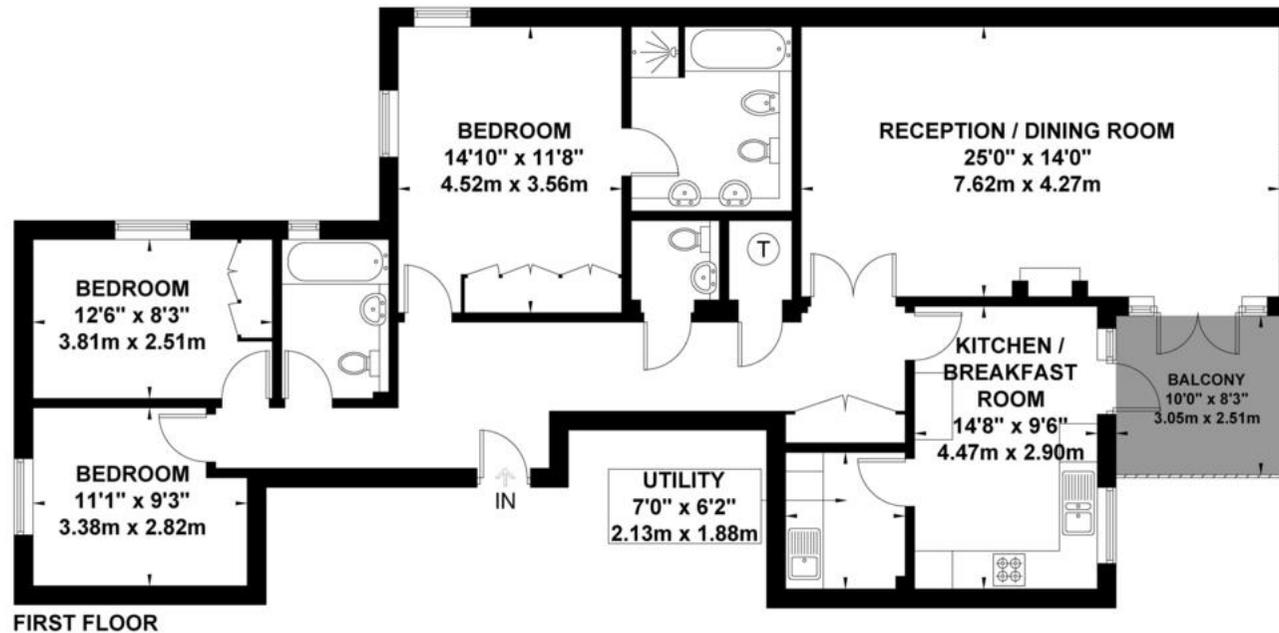
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Oatlands Drive, Weybridge

Approximate Gross Internal Area = 122.7 sq m / 1320 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		74	79
(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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