



**15 QUEENS COURT, ELLESMERE ROAD, WEYBRIDGE, SURREY, KT13
£359,950 LEASEHOLD AND SHARE OF FREEHOLD**

**TOP FLOOR 2 BEDROOM 2 BATHROOM FLAT
WITH GARAGE AND PARKING BEHIND
ELECTRIC GATES**

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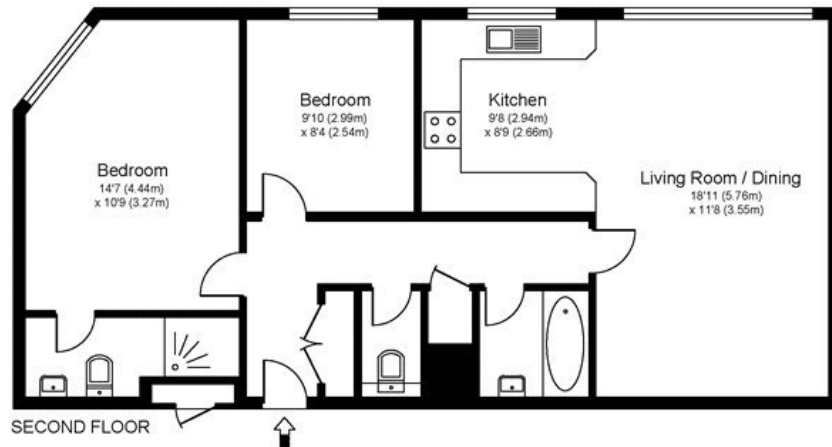
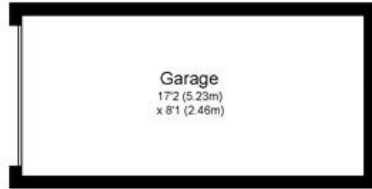


DESCRIPTION:

A top floor 2 bedroom and 2 bathroom apartment which is located within this small and well maintained gated development close to Weybridge main line train station and the shops and restaurants on Queens Road. In addition this property has an allocated car parking space a single garage and mature communal garden. This property is offered with vacant possession and Share of Freehold. EPC C.







Approximate Gross Internal Floor Area: 66 m sq / 714 sq ft
 Garage Area: 13 m sq / 138 sq ft
 Total Area : 79 m sq / 852 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Leasehold

Term: 148 year and 7 months

Service Charge: £1800 per annum

Ground Rent: £ 0 Annually (subject to increase)

Council Tax Band: D

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Most energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	