



CHURCHFIELDS AVENUE
WEYBRIDGE, KT13

150 Years
JOHN D WOOD & CO
London, Country & International Property

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WEYBRIDGE, KT13

An outstanding three bedroom top floor apartment of c1,280sqft, with lift, two bathrooms, two underground secure parking spaces, separate store room and within 0.5 mile to Weybridge High Street and 0.6 to Weybridge main line station.

Accessible by lift or stairs, this top-floor apartment welcomes you with a wide, welcoming entrance hallway.

At the heart of the home is the good sized living/ dining room with feature fireplace and windows with natural light streaming through.

The refitted kitchen has a peninsula bar and room to socialise, with a good range of eye and base level units and the usual fitted appliances.

The large main bedroom double offers direct access to a private balcony with seating area with treetop views, a full en-suite bathroom with both bath and separate shower, and has floor-to-ceiling fitted wardrobes. There are two further double bedrooms (one currently used as a study). The family bathroom, also has a separate bath and shower.

Outside there are well kept grounds with mature trees. There is secure underground parking for two vehicles, a generous private storage unit within a communal storage room, and visitor parking conveniently located by the main gates ensure ease and practicality.

Weybridge station is 0.6 mile and Weybridge town centre 0.5 mile away.





£650,000
Subject to Contract

Local Authority: Elmbridge Borough Council, Esher

Council Tax Band: G

Tenure: Share of Freehold to 3000 (approx. 974 years remaining)

Service Charge: approx. £3,756 per annum

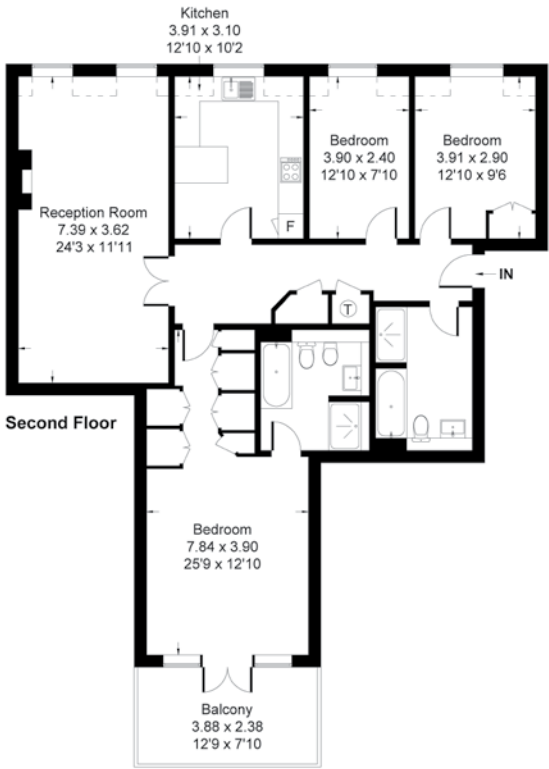
Reference: WEY260021

Approximate Gross Internal Area: 1280 sq. ft.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Belvedere House, Churchfields Avenue, Weybridge, Surrey KT13

Approximate Gross Internal Area = 118.9 sq m / 1280 sq ft



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for John D Wood & Co by IDENTIKA LTD

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