



Abbotswood, Oatlands Chase

WEYBRIDGE, KT13

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

Abbotswood, Oatlands Chase

WEYBRIDGE, KT13

With no onward chain, situated within a gated development on Oatlands Chase in Weybridge, this well presented two-bedroom, two-bathroom top-floor apartment offers bright, spacious, and secure living. The accommodation features a large, dual-aspect lounge and dining room that forms the heart of the home, providing a wonderfully bright and versatile space for both entertaining and relaxation.

The layout comprises two well-proportioned bedrooms and two modern bathrooms, including a principal en-suite alongside a separate main bathroom. Being positioned on the top floor, the apartment benefits from an abundance of natural light, peaceful elevated views, and the added privacy of having no neighbours living above. Externally, the property is set within well-maintained communal grounds and comes complete with its own private double garage as well as additional resident parking behind secure gates.

Perfectly located for lifestyle convenience, the development sits within the sought-after Oatlands area, placing it inside the catchment for highly regarded local schools like Oatlands Infants and Cleves. It also provides excellent transport links, with easy access to both Weybridge and Walton-on-Thames mainline stations for direct trains into London Waterloo, while the boutique shops, cafes, and restaurants of Oatlands Village and Queens Road are just a short distance away.





Guide Price £450,000
Subject to Contract

Local Authority: Elmbridge Borough Council

Council Tax Band: E

Tenure: Share of Freehold (999 years from 25/12/2007)

Ground Rent: N/A

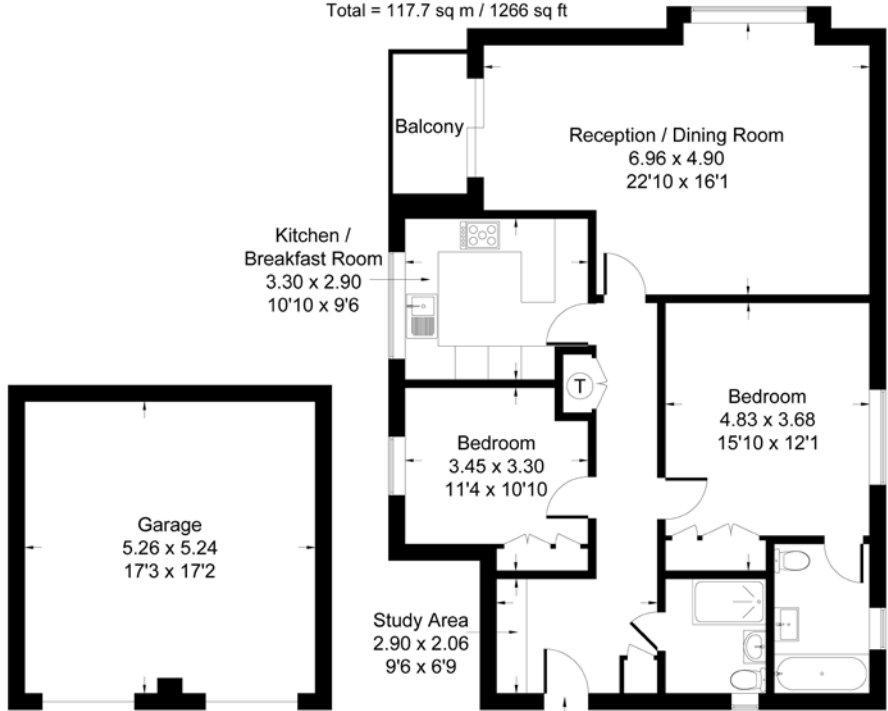
Service Charge: £2,305.00 pa approx. (Reserve/Sinking Funds is approx. £27,000, Annual Building Insurance Include in Service Charge)

Approximate Gross Internal Area:
1,266 sq. ft. 117.6 sq. m.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	76 C
39-54	E		
21-38	F		
1-20	G		

Oatlands Chase Weybridge, Surrey KT13

Approximate Gross Internal Area = 90.2 sq m / 969 q ft
Garage = 27.5 sq m / 297 sq ft
Total = 117.7 sq m / 1266 sq ft



Garage

Second Floor

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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