

## Southwood Court, Weybridge

£293,000 – Leasehold



Enjoying a *superbly convenient location* being easily accessible to Weybridge station with its excellent commuting services in and out of London Waterloo, and conveniently close to both Queens Road with its abundance of local shops, cafes, bars and restaurants, as well as the town centre, we are delighted to offer for sale this *bright, airy and spacious*, two bedroom flat which is being sold with *no onward chain*.

Located on the first floor of this popular block, the accommodation is *generously proportioned* with a spacious entrance hall with fitted storage which gives access to a good size living room/dining room. The kitchen, which is partially open plan to the lounge, is modern and has a good range of eye and base level units, an integrated oven and hob and space for other appliances. The bathroom is fitted with a modern white suite, tiled floor, part tiled walls, heated towel radiator and an over bath shower.

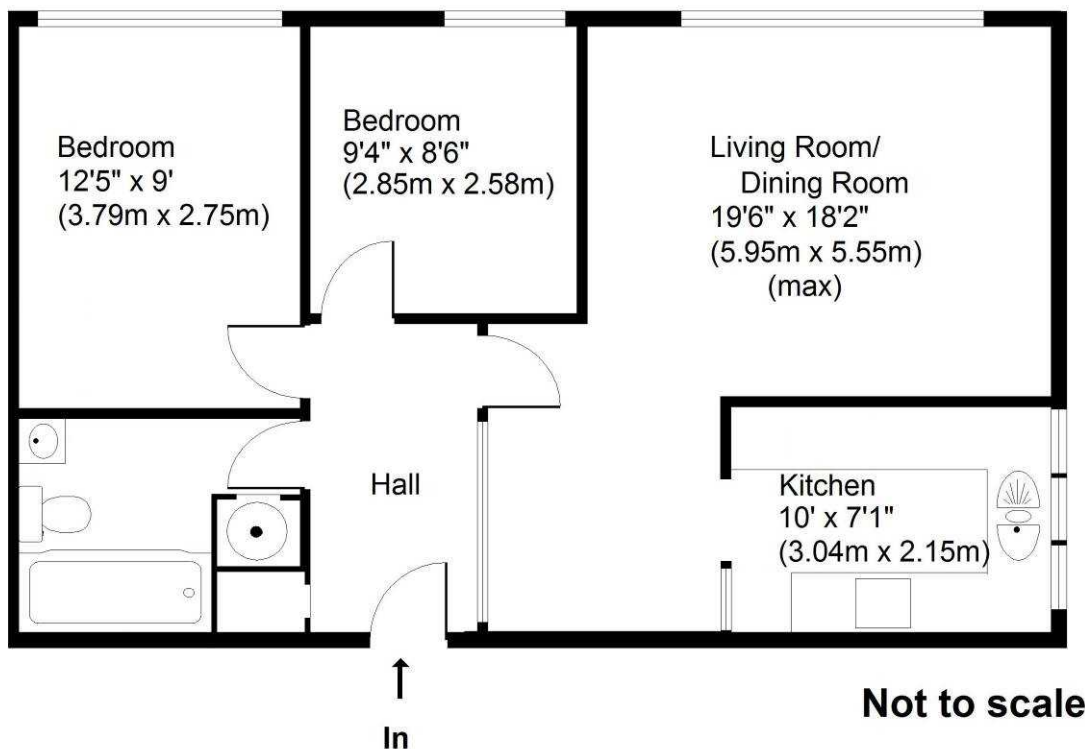
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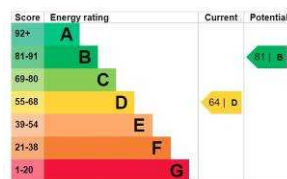
The bedrooms are both *good size doubles* and enjoy views over the communal grounds. The flat is also double glazed and there is residents' parking. A very nice flat available immediately and can viewed by contacting the seller's sole agent Martin Flashman & Co.

Length of lease: 106 years; -Ground Rent: TBC ; -Maintenance cost: TBC ; -Council Tax Band: D



Not to scale

**Approximate Gross Internal Floor Area:  
61m sq (656sq 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 misstatement. These plans 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 and should not be relied on as a basis of valuation.



Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility can be given for any errors or omissions. The services, systems and appliances have not been tested by Martin Flashman and Co. and no guarantees as to their efficiency can be given. The plans are for representation purposes only and should be regarded as such