



Queens Road  
WEYBRIDGE, KT13

**yoodle**<sup>®</sup>  
*Success and nothing less*



A bright two bedroom two bathroom top floor apartment with lovely views over the cricket green and excellently located within walking distance of Weybridge station and the shops, cafes and restaurants of Queens Road and the High Street.

Accommodation includes a large fully fitted kitchen open plan to a living room with views over the cricket green, two bedrooms (master with en-suite shower room) and a modern bathroom with shower over bath. This property also benefits from a secure entry phone system. Offered part-furnished or unfurnished and available 13th June. NO PARKING.

NOT TO SCALE

# QUEENS ROAD, WEYBRIDGE, KT13 9DL

## £1,250 PER MONTH

Local Authority:

Council Tax Band: D

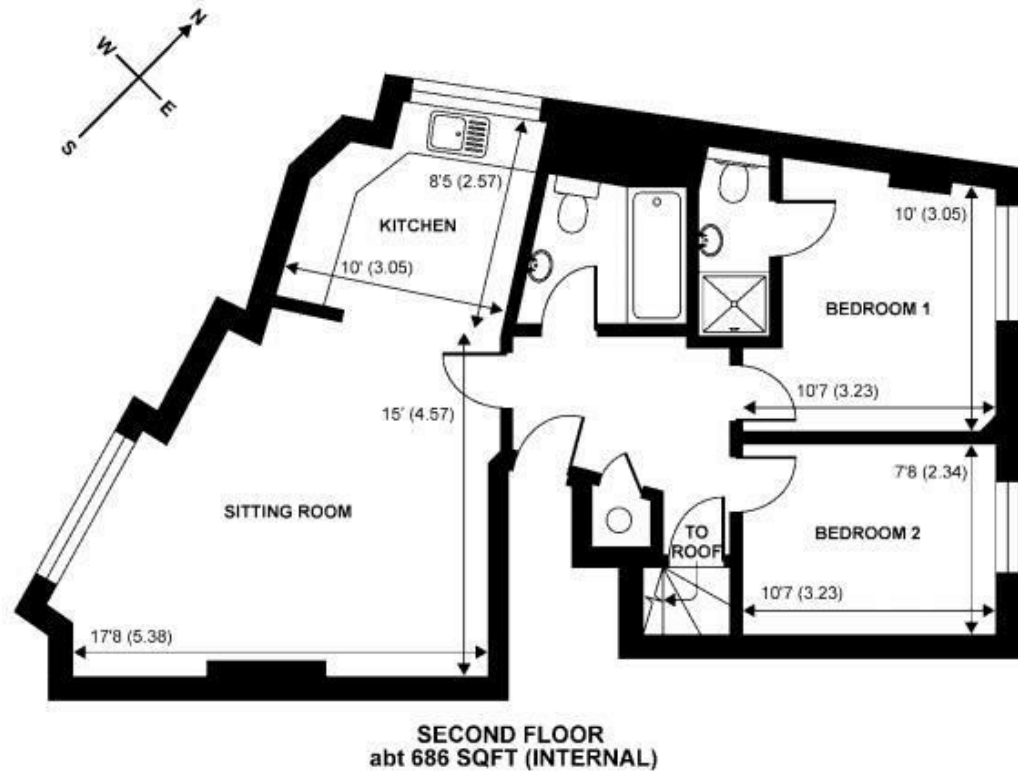
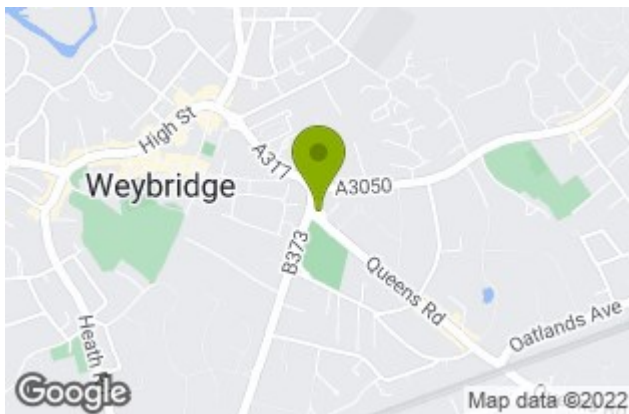
Furniture: Part furnished

Parking:

Available Date: 13th June 2022

### TOTAL APPROX. FLOOR AREA sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>	55	(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



APPROX. GROSS INTERNAL FLOOR AREA 686 SQ FT 63.7 SQ METRES

**Viewing:** Please contact our Surrey Office on 01932 212 880 if you wish to arrange a viewing appointment for this property.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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