



# Beechcroft Manor

WEYBRIDGE, KT13



This two double bedroom top floor apartment is situated in tranquil, idyllic grounds and is also within walking distance of Weybridge High Street. Offered to the market with no onward chain and a long lease, this apartment would make an ideal first purchase or investment property.

All of the rooms are of a good size and the property has an abundance of natural light throughout thanks to the large picture windows. The kitchen is open plan to the reception room.

Weybridge and the surrounding towns offer an extensive range of leisure options, including river walks and bike rides along the towpaths of the River Thames and Wey. Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs, including Cote Brasserie, Prezzo, The Ship Hotel, The Minnow and The Queens Head.

Weybridge Station is located 1.3 miles away and provides regular service to London Waterloo from 29 minutes; London Heathrow and Gatwick airports are accessed via the M25. Weybridge Station (1.3 miles); M25 (J11) (2.5 miles); Central London 24 miles.



# BEEHCROFT MANOR, WEYBRIDGE, KT13 9NY

ASKING PRICE £335,000

Tenure: Leasehold

Lease Length:

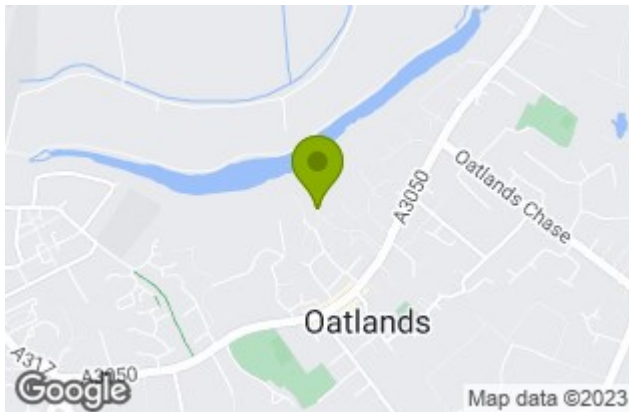
Ground Rent:

Service Charge:

Local Authority:

TOTAL APPROX. FLOOR AREA 713.00 sq ft

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(92 plus) A	
(69-80) C		(81-91) B	
(55-68) D		(69-80) C	
(39-54) E		(55-68) D	
(21-38) F		(39-54) E	
(1-20) G		(21-38) F	
	71	(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Approximate Gross Internal Floor Area = 64.8 sq m / 698 sq ft

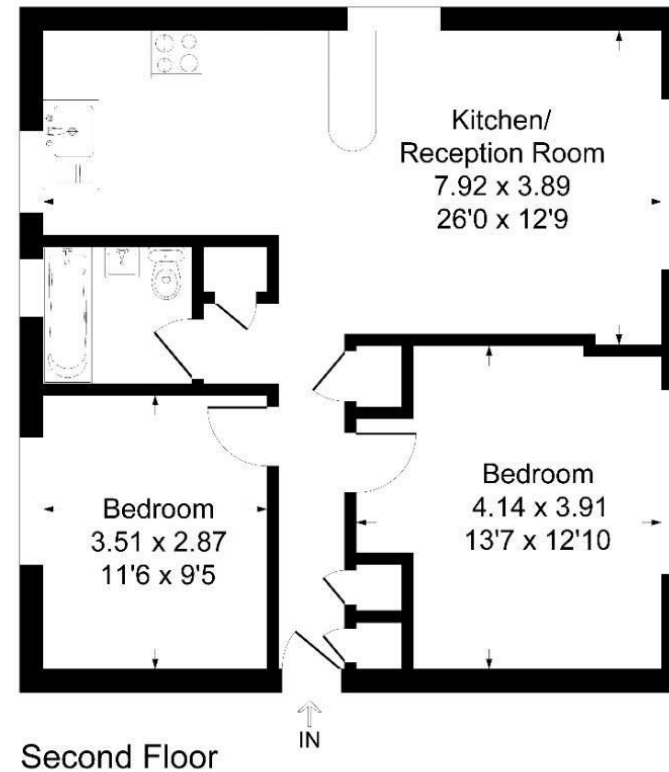


Illustration for identification purposes only, measurements are approximate, not to scale.

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

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