



CLEVES HOUSE, ROUSE CLOSE
WEYBRIDGE, SURREY, KT13




Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Cleves House, Rouse Close,
Weybridge, Surrey, KT13

Guide Price £425,000
Leasehold

 **2 Bedrooms**
 **2 Bathrooms**
 **1 Reception**

Council Tax

Council Tax Band E

Hamptons

24-26 High Street
Weybridge, Surrey, KT13 8AB
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{ MODERN TWO BEDROOM FIRST FLOOR APARTMENT WITH NO CHAIN

The Property

Located on the first floor is this stunning two bedroom apartment situated off the ever popular Oatlands Avenue in a private gated development built by Berkley Homes in 2011. This apartment benefits from gas central heating and double glazed windows throughout with the added feature of having a private balcony which is accessible by French doors in the living room. The kitchen has a number of wall and base level units and plenty of worktop space - the appliances are integrated this includes an AEG hob and oven, a microwave, a washing machine, a dishwasher and a fridge/freezer. The living room/dining room feels light and airy similar to all other rooms in the apartment. Both bedrooms benefit from having fitted wardrobes however, the principal bedroom also has the added feature of having an en suite shower room. There are two storage cupboards in the apartment, one being in the entrance hallway and the other being in the family bathroom. The stylish shutters and blinds in the rooms are offered included as-is.

Outside

This gated development has extensive communal

grounds, and you also benefit from having allocated parking space in a car port with a roof and an electrified private storage area. The car port parking could hold up to two cars parked in tandem. There are designated visitor parking areas around the grounds

Location

Walton High Street is about 1.25 miles away and offers a great selection of local shops and restaurants and at the end of the High Street is the Heart shopping centre with an extensive choice of stores, eateries and 24 hour gym. The property is also close to the sought-after Oatlands and Cleves junior schools. The town also has a leisure centre, theatre, cinema and health and tennis clubs and there are lovely walks along the tow path by the river Thames. Walton-on-Thames Railway station is 0.7 miles and offers 96 trains every weekday to London Waterloo with the average time being 31 minutes. Terminal 5 at Heathrow is about 12.6 miles away and Buckingham Palace is about 20 miles by car.

Important Information

Lease expires

[call for details](#)

Ground rent per annum

[call for details](#)

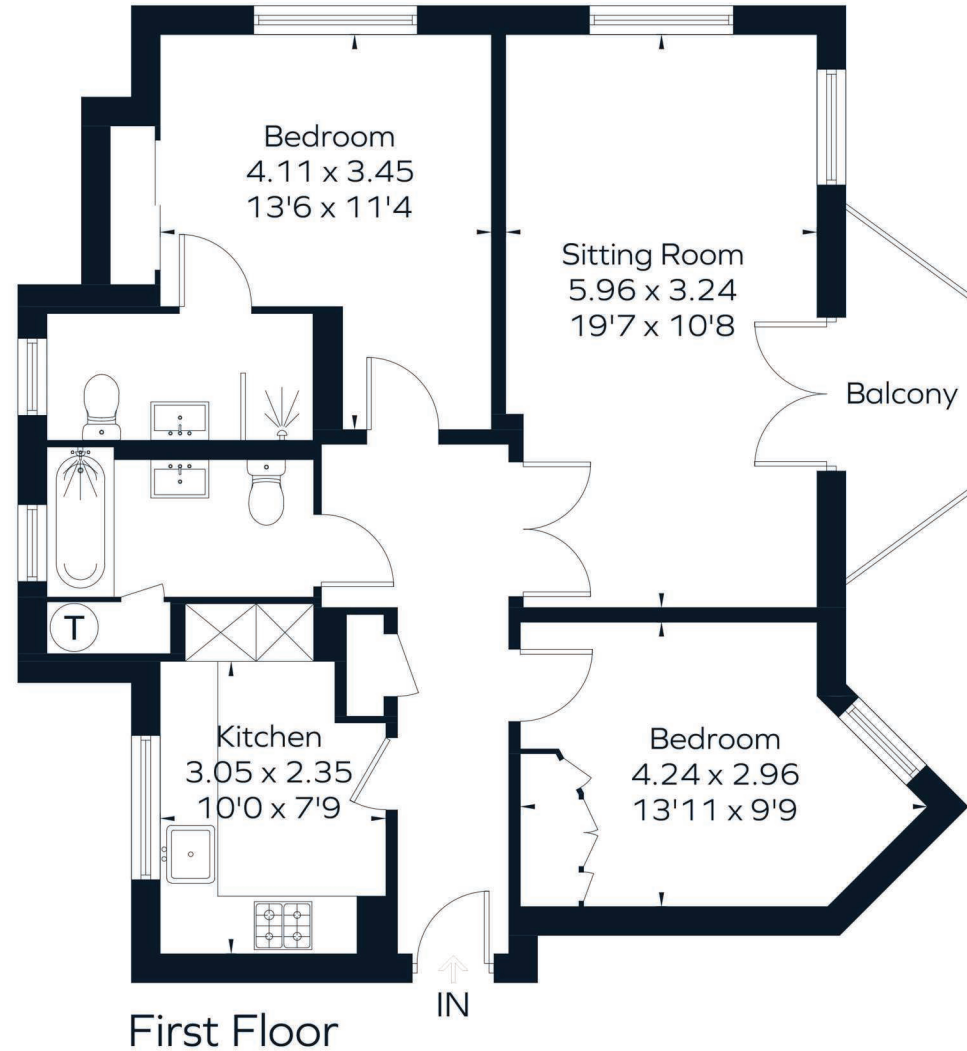
Ground rent review date

[call for details](#)

Service charge per annum

[call for details](#)

Approximate Area = 70.6 sq m / 760 sq ft



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 318612

For Clarification

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include

cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

Energy Efficiency Rating		Current	Potential
105+	A		
81-104	B		
55-80	C	73	75
35-54	D		
15-34	E		
1-14	F		
1-14	G		

Full energy efficient - higher running costs

England, Scotland & Wales EU Directive 2002/91/EC

