



Thames Street, Weybridge, Surrey

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# An immaculate duplex apartment in Weybridge town centre.

A superb duplex apartment of exacting standards. Entry is via your own front door which leads to the first floor dual aspect kitchen/living room.

The shaker style kitchen provides an abundance of floor and wall mounted units with integrated appliances, gas hob and Belfast sink. The living area encompasses enough room for four-person dining table large L-shaped sofa and freestanding furniture.

To the upper floor there is a generous principal bedroom suite with bespoke fitted wardrobes and en suite shower room. Further double and bedroom and separate shower room.

Externally there is a garden area, designated parking space and communal bike storage.



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EPC

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## Tenure

Share of Freehold

## Local Authority

Elmbridge Borough Council

## Council Tax

Band D







## Location

Weybridge town centre is conveniently located within 0.2 mile along with the village cricket green and Queens Road area with its wide range of boutique shops and restaurants. The town centre offering everyday conveniences including Waitrose, Boots and a number of coffee shops, pubs and restaurants.

The apartment is perfectly placed for the River Thames is within 0.25 mile along with the popular gastro pub, The Minnow.

The town has a number of leisure pursuits available including two health clubs, Bannatyne Health and David Lloyd along with St Georges Hill Tennis Club and Golf Club, Burhill Golf Club, Mercedes Benz World and The Brooklands Museum.

The A3, M25 and the M3 are within easy reach alongside bus routes which go directly to Walton-on-Thames, Hersham, Kingston and Guildford.

The train station is located on the edge of town and provides regular service to London Waterloo. London Heathrow and Gatwick airports are accessed via the M25.

## Distances

Weybridge Town Centre 0.3 miles, Weybridge Station 1.25 miles  
Cobham 5 miles, Esher 5 miles, Guildford 14 miles, Central London 24 miles  
(All distances are approximate).



## Approximate Gross Internal Floor Area

97.3 sq m / 1048 sq ft

(Including Reduced Headroom)

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



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We would be delighted to tell you more

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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated August 2024. Photographs and videos dated August 2024.

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