

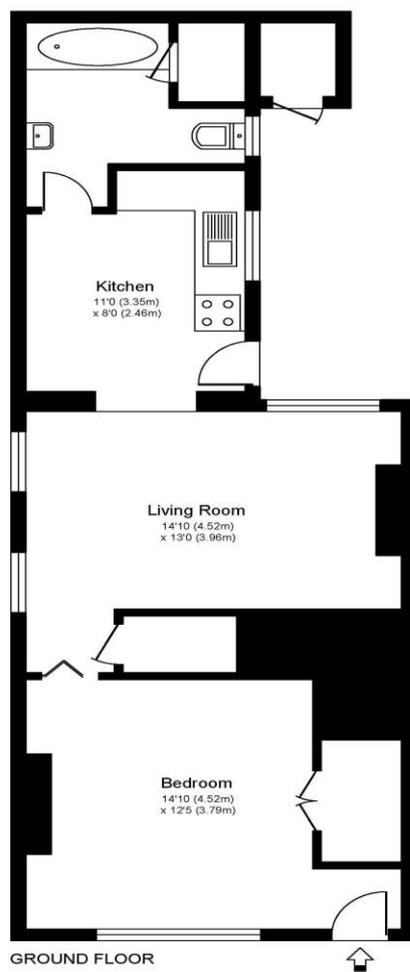


**51a St. Marys Road Weybridge Surrey KT13 9PX**

**£247,500**



ST. MARYS ROAD, WEYBRIDGE, KT13



Approximate Gross Internal Floor Area: 49 m sq / 530 sq 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 misstatements. These plans are not to scale and 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 only and should not be relied on as a basis of valuation.

This charming one-bedroom ground floor conversion flat is nestled in the sought-after Oatlands Village, offering both comfort and convenience. Benefiting from a share of the freehold and a renewed 999-year lease, the flat enjoys front and rear access, and includes an outdoor space with a lean-to shed for added storage. The flat is well-presented throughout and features a front bedroom complete with wardrobe space and a fireplace, a separate lounge with dining space, a recently re-fitted kitchen, and a bathroom at the rear. The location is excellent, with Oatlands Village shops just moments away, including The Flintgate pub, Powers coffee shop, a newsagent, a butcher, and a variety of local eateries. Oatlands Park is nearby, and you can access both Weybridge and Walton town centres easily. There are also several highly regarded local schools in the vicinity. An ideal choice for both first time buyers and downsizers. EPC Rating D.



**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.