



# FLAT 30 AUSTIN PLACE

OATLANDS DRIVE, WEYBRIDGE, SURREY, KT13 9JA

**&** RICE  
ROMAN

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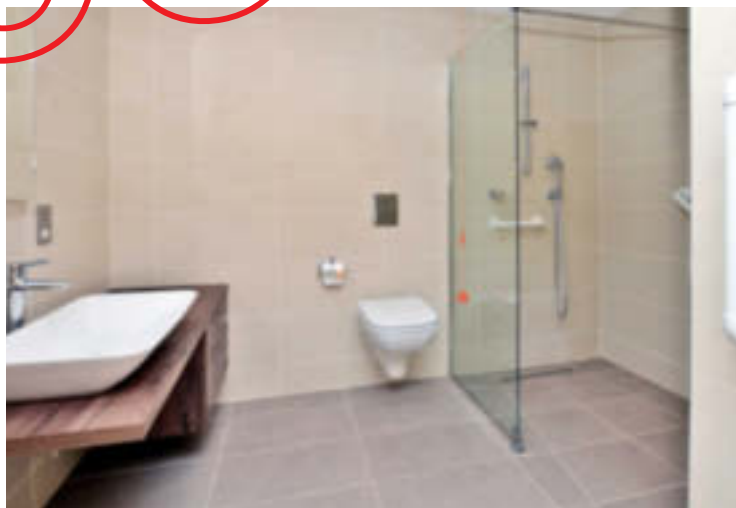
Benefiting from a sunny aspect, private balcony and an allocated parking bay, this is a wonderful modern retirement apartment

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**£475,000**

**EPC Rating B**

- Exclusively For Those Aged 55+
- Two Double Bedrooms
- Large Balcony
- Excellent Condition Throughout
- Utility Cupboard With Washer-Dryer
- Allocated parking



Benefiting from a sunny aspect, private balcony and an allocated parking bay, this apartment is a wonderful choice for anyone looking for a modern retirement apartment in a great location. Brief description; Master bedroom with built-in wardrobe and en-suite shower room, guest bedroom, bathroom, large reception room with french doors opening out onto a balcony, open-plan kitchen with integrated appliances and hallway with two large storage cupboards. One of the hallway cupboards doubles as a utility cupboard which houses the washer / dryer and is an incredibly useful storage space. Located on the 1st floor and close to the lift, this apartment is within easy reach of the development facilities and offers arguably one of the best out looks for something looking to see life and activity.

SERVICE CHARGE: £4,659.60

GROUND RENT: £500

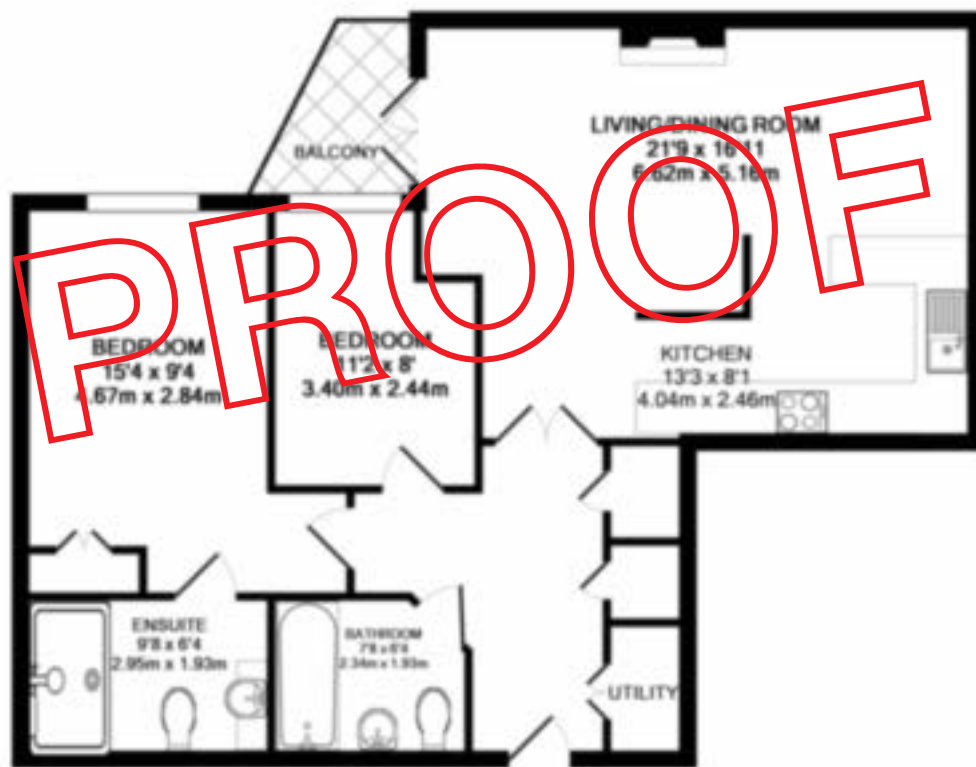
LEASE LENGTH: 120





**30 Austin Place, Oatlands Drive, Weybridge KT13 9JA**

INTERNAL FLOOR AREA (APPROX.) 820 sq ft/ 76.2 sq m



FIRST FLOOR FLAT

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01932 300456  
info@riceandroman.co.uk  
riceandroman.co.uk