



32 AUSTIN PLACE

OATLANDS DRIVE, WEYBRIDGE, SURREY, KT13 9JA

**& RICE
& ROMAN**

Sales | Lettings | Property Management

A one bedroom garden apartment

£300,000

EPC Rating B

- **For Persons Aged 55+**
- **One Double Bedroom**
- **First Floor Apartment**
- **Covered Private Balcony**
- **Excellent Condition Throughout**
- **24/7 Monitored Call System**

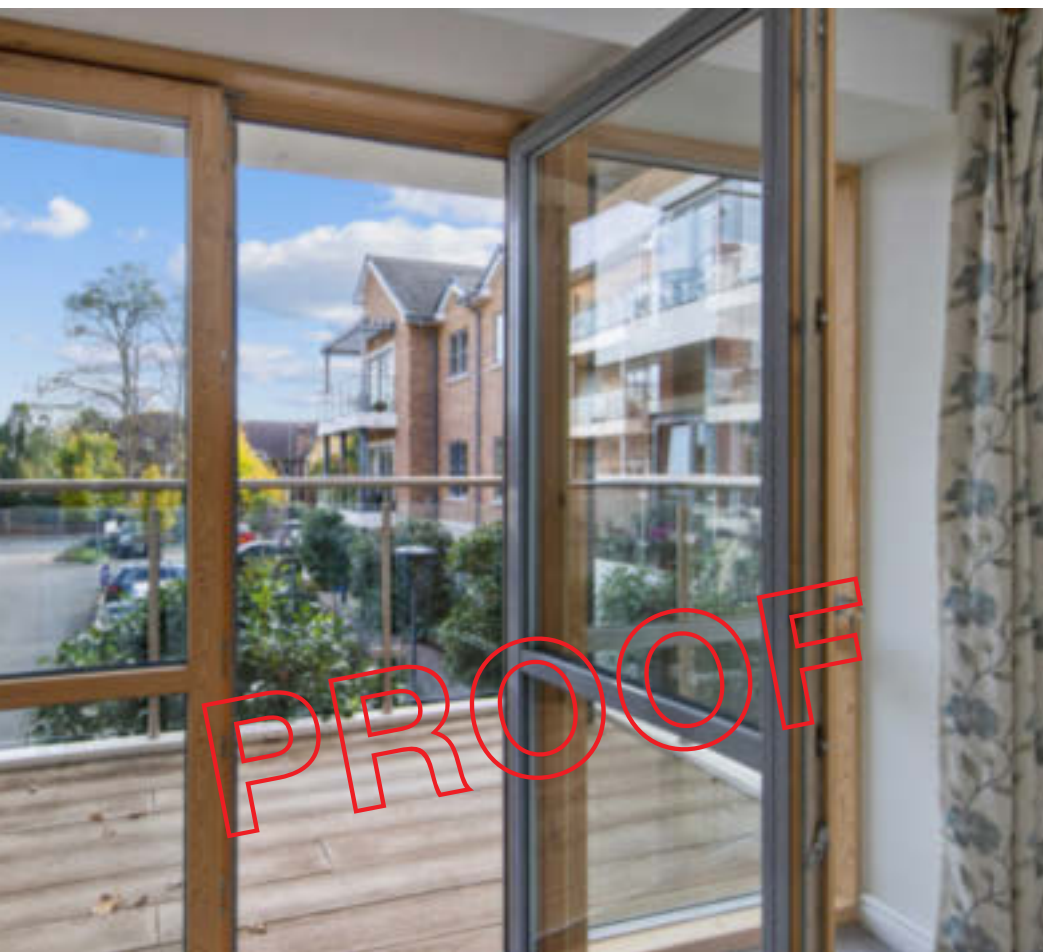
For those looking for an apartment offering privacy, peace and quiet whilst being part of an active community, this flat may well have your name on it. The flat comprises of a Master bedroom with built-in wardrobe and en-suite shower room, large reception room with direct access to covered patio via french doors, open-plan kitchen with integrated appliances and hallway with two storage cupboards. One of the hallway cupboards doubles as a utility cupboard which houses the washer / dryer and is an incredibly useful storage space.

SERVICE CHARGE: £4,520.16 PA

GROUND RENT: £500 PA

LEASE LENGTH: 120 YEARS







These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specifically described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Countrywide Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

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