



 **2**
Bedrooms

 **2**
Bathrooms



Tenure : Share of Freehold
Council Tax band: E

This is a splendid apartment situated in the ever popular Whittets Ait development built by Latchmere Homes. The property is located on the first floor and is accessed via the impressive communal entrance hall with its own private entry phone system. The apartment itself offers two double bedrooms with the master bedroom having its own luxurious en-suite shower room and built-in wardrobes, the second bedroom enjoys fine views over the communal grounds to the side and the park land beyond. For those looking for storage there are two cupboards in the hall, a white master bathroom suite off the spacious hallway. The lounge/dining room is a extremely spacious, light, bright and enjoys a Juliette balcony with double doors overlooking the front approach, to one side there is a delightful gas stone effect fireplace with stone surround. The kitchen is very smart with black granite work surface areas and white gloss units with led plinth lighting. It benefits from a southerly aspect meaning its bright throughout the day.

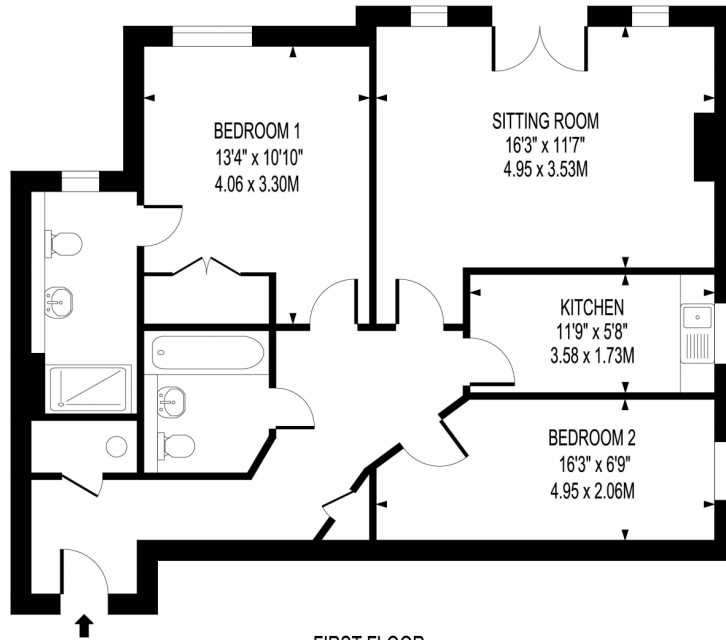
The development occupies a tranquil position on Whittets Ait, and benefits from a central communal parkland area and access to riverside/canal walks with the convenience of one off street parking space, ample visitor parking and wonderfully maintained communal gardens.

Weybridge and the surrounding towns offer an extensive range of leisure pursuits, including river walks and bike rides along the towpaths of the Thames and the Wey. Weybridge town centre has a range of both high street chains and individual boutiques, including a Waitrose supermarket and an excellent mix of restaurants and gastro pubs including Giggling Squid, Prezzo, The Ship Hotel, The Minnow and The Queens Head.

Weybridge Station is located 1.4 miles away and provides regular service to London Waterloo from 29 minutes; London Heathrow and Gatwick airports are accessed via the M25. Weybridge Station (1.4 miles); M25 (J11) (2.5 miles); Central London 24 miles. All distances are approximate

FLOCKTON HOUSE

APPROXIMATE GROSS INTERNAL FLOOR AREA :
768 SQ FT- 71.34 SQ M



FIRST FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 