

## 24a, Monument Green, Weybridge, KT13 8QW

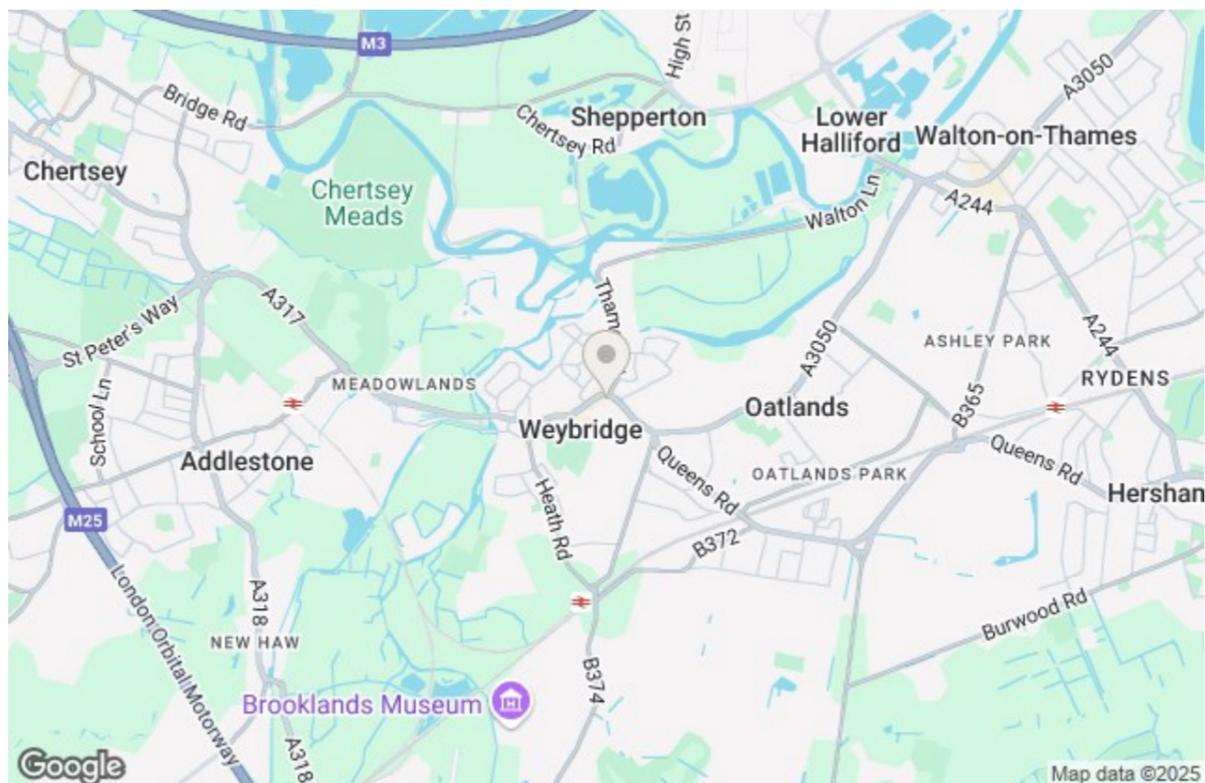
| Energy Efficiency Rating                    |                         | Current   | Potential |
|---|-------------------------|-----------|-----------|
| Very energy efficient - lower running costs |                         |           |           |
| (92 plus) <b>A</b>                          |                         |           |           |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         |           |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
|   |                         | <b>78</b> | <b>78</b> |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |         |           |
| (92 plus) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
|   |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |

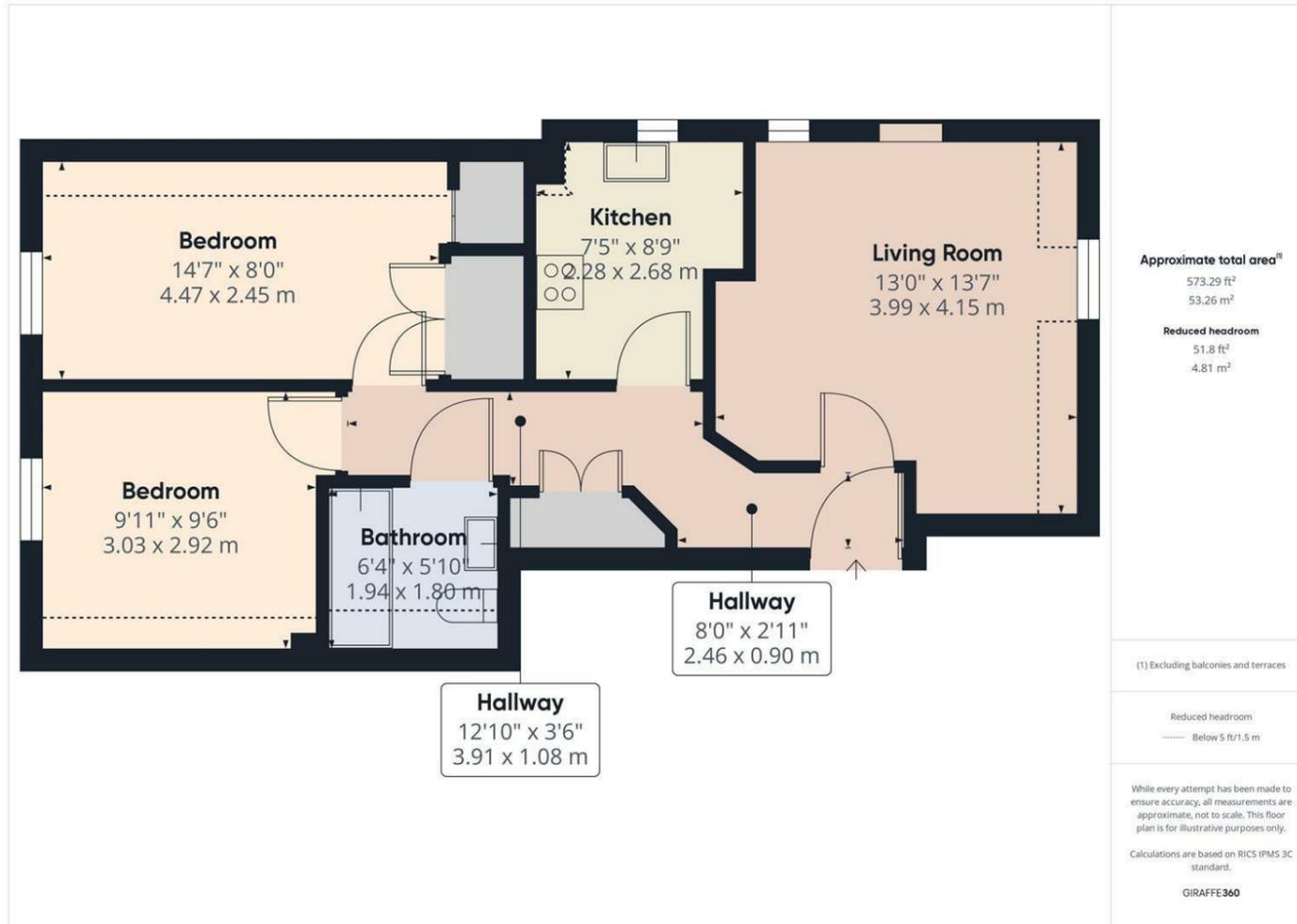


### Offers In Excess Of £305,000 Leasehold

We are delighted to offer this luxury two bedroom apartment set behind private gates within a popular private development just of the picturesque Monument Green and as such a short walk to Weybridge High Street with its' popular range of shops, restaurants, pubs and supermarkets. The river Thames towpath is also just a short walk away. The accommodation can be found on the top floor of this wonderful purpose built block and briefly includes entrance hallway, bright and airy living room, modern fitted kitchen with a good range of eye and base level units and drawers. Both bedrooms are a generous size and serviced by the modern three piece bathroom with sky lights bringing through natural light in abundance. The inner hallway provides storage with a built in cupboard. Externally the front overlooks the pretty village green. In all a wonderful apartment in the perfect location to enjoy the amenities. NO ONWARD CHAIN> To view call our Walton office on 01932 222266



# Monument Green, Weybridge, KT13 8QW



- TOP FLOOR APARTMENT
- OVERLOOKING VILLAGE GREEN
- NO ONWARD CHAIN
- MODERN FITTED KITCHEN
- MUST BE SEEN
- PRIVATE GATED DEVELOPMENT
- CLOSE TO WEYBRIDGE HIGH STREET
- TWO BEDROOMS
- MODERN BATHROOM SUITE

This plan is a representation of the property and measurements, where given, are approximate. None of the fixtures and fittings have been tested by us. These details are thought to be materially correct but we cannot guarantee there are no error and emissions and they do not form part of any contract