

8, 72 Oatlands Drive, Weybridge, KT13 9JA

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



£1,850 Per Calendar Month

EXCLUSIVE FOR OVER 55's ONLY:

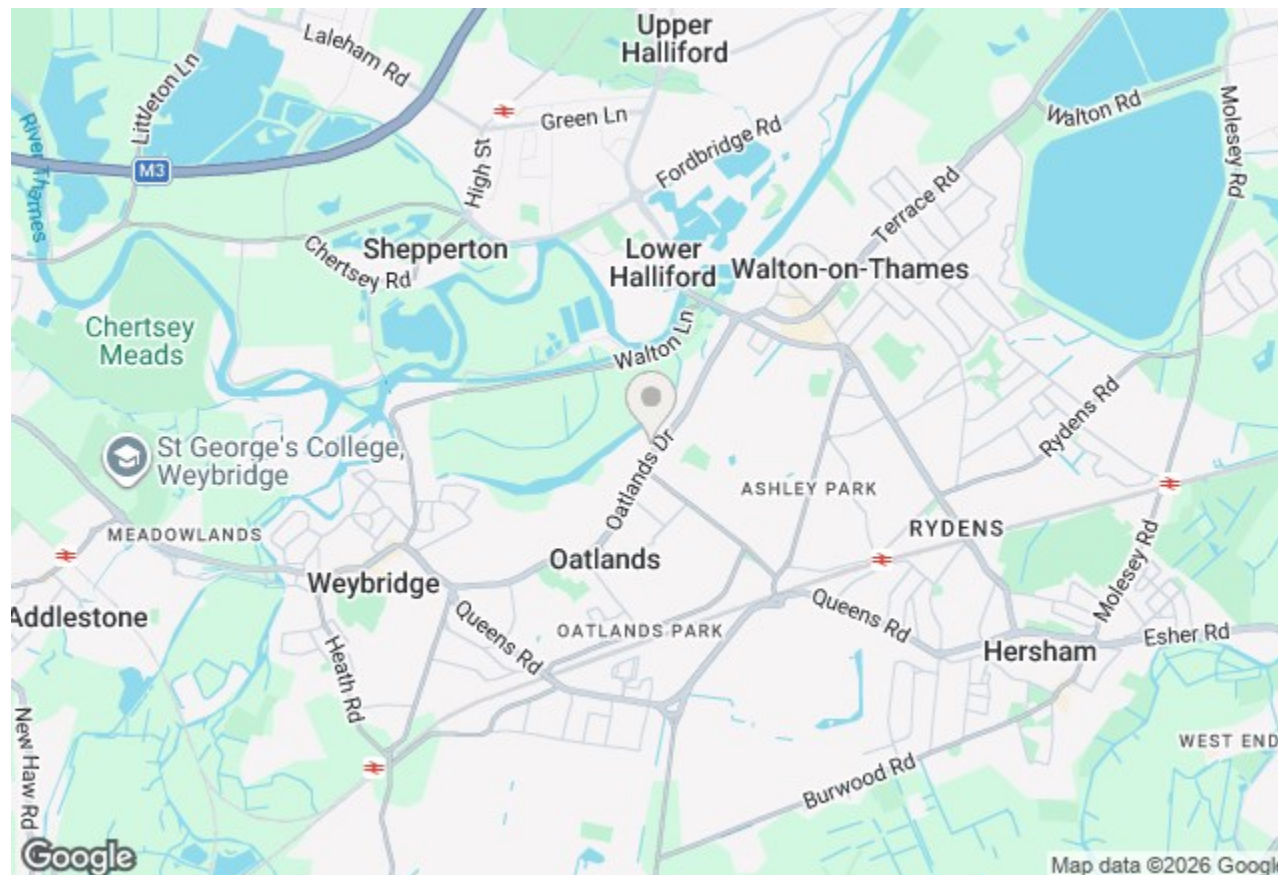
Nestled in the desirable area of Oatlands, Weybridge, Austin Place is an exclusive retirement development for the over 55's, and this is a rare opportunity to acquire one of the splendid ground floor apartments. This charming residence boasts two generously sized double bedrooms, providing ample space for relaxation and comfort. The property features a luxurious ensuite shower, alongside a separate modern bathroom, ensuring convenience and privacy for residents and guests alike.

The heart of the home is an inviting open plan living room, dining room, and kitchen, creating a seamless flow that is perfect for both entertaining and everyday living and also with the advantage of a glazed patio door leading out onto the pretty gardens to the front of the building. There is also the advantage of a utility cupboard with washer dryer plus storage in the coat cupboard and underfloor heating throughout.

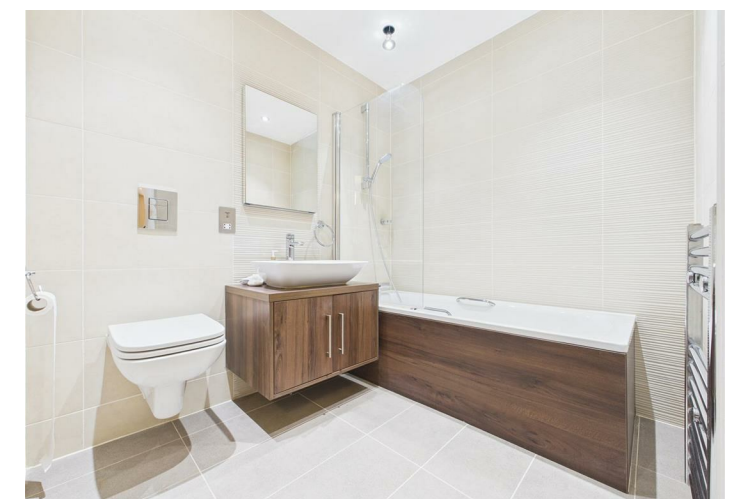
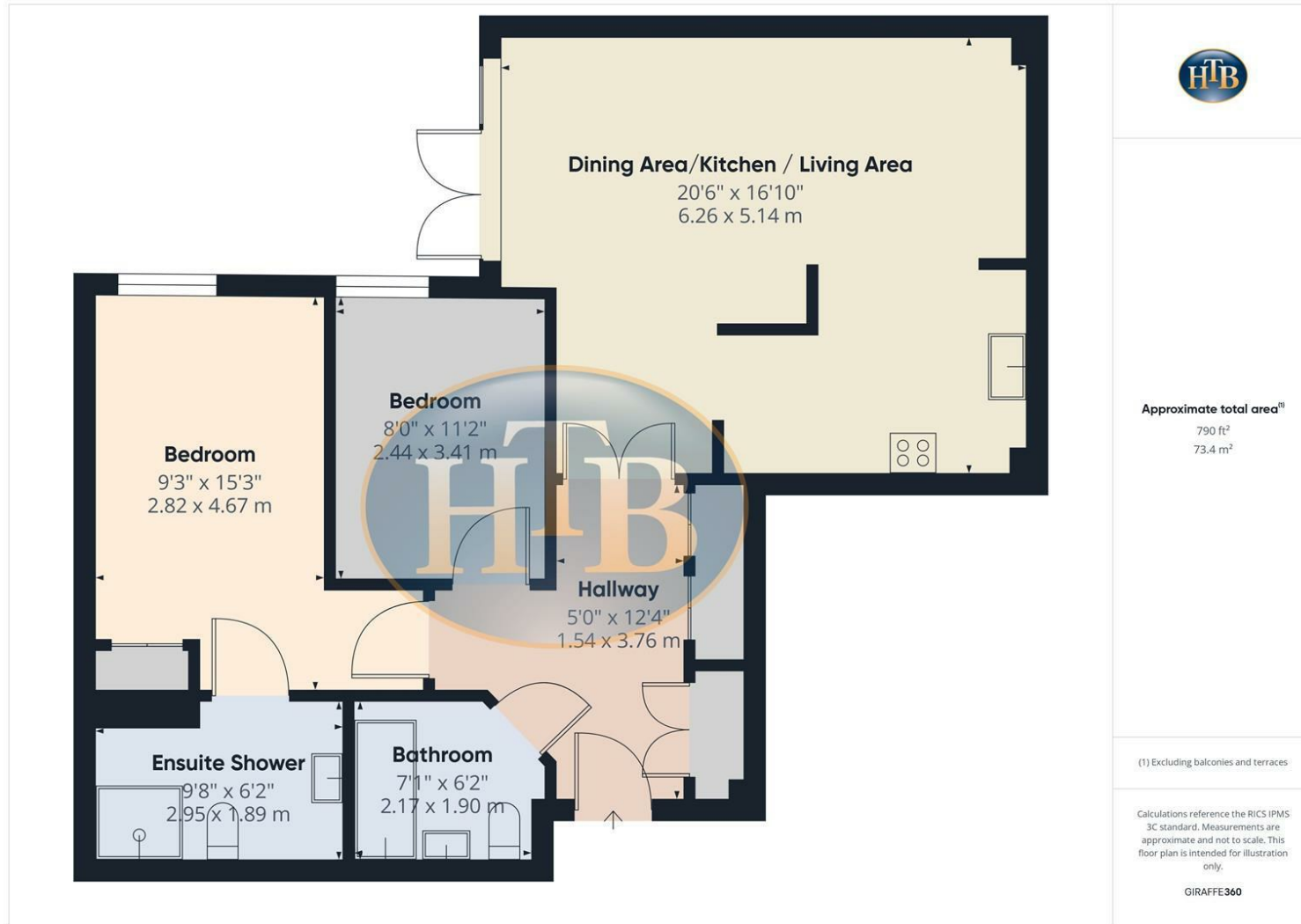
Residents of this exclusive development can enjoy a range of communal amenities, including a welcoming communal lounge, a delightful café, and hair salon, all designed to foster a sense of community and convenience. The combination of these features makes this property not just a home, but a lifestyle choice. Externally the communal gardens and patios surround the building giving residents numerous areas to enjoy the outside. You will also find a sunny roof terrace, serviced by a lift with access to further communal lounge.

With its prime location and exceptional facilities, this apartment is an ideal choice for those seeking a blend of comfort, luxury, and community living in the heart of Weybridge. EPC B

For those seeking additional care or simply thinking ahead, Austin Place offers care and support packages available from Anchor Homecare. NB: There are emergency pull cords to all rooms within the apartment.



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- EXCLUSIVELY FOR PERSONS AGED 55 OR OVER
- TWO DOUBLE BEDROOMS
- GROUND FLOOR AND CLOSE PROXIMITY TO AMENITIES
- NO ONWARD CHAIN
- DAILY ON SITE MANAGEMENT

- RARELY AVAILABLE GROUND FLOOR LUXURY APARTMENT
- MASTER WITH MODERN EN SUITE SHOWER
- 24/7 MONITORED CALL SYSTEM
- OWNERS LOUNGE, CAFE, HAIR SALON AND ROOF TERRACE
- BEAUTIFULLY COMMUNAL GARDENS SURROUNDING THE DEVELOPMENT