



Tudor Grange, Oatlands Drive, Weybridge, Surrey

Guide Price £950,000

# Tudor Grange, Oatlands Drive, Weybridge, Surrey

A very impressive penthouse apartment offering over 2500 sq. ft of accommodation in a private gated development benefiting from its own private lift access.

Welcome to this luxurious penthouse apartment, situated in a prime location. Boasting two spacious bedrooms, this contemporary property offers a stylish and comfortable living space.

The apartment features a private balcony, perfect for enjoying the stunning communal garden views, as well as access to beautifully landscaped communal gardens. With secure gated underground parking, residents can enjoy peace of mind and convenience.

The open-plan living area is flooded with natural light, creating a bright and inviting atmosphere. The modern kitchen is fully equipped with high-end appliances, perfect for those who love to cook and entertain.

This property is ideal for those seeking a sophisticated lifestyle with all the amenities and conveniences at their doorstep.

Don't miss out on the opportunity to call this penthouse apartment your new home.

Years remaining on lease: 101 years

Annual ground rent: £0

Ground rent review period: yearly

Annual service charge amount: £5000

Service charge review period: yearly

Council Tax Band: Band C

Council Tax Band G

- Fantastic opportunity
- Two large bedrooms
- En suite to principal bedroom
- Gated development
- Secure underground car parking
- Communal gardens
- 2500 sq ft
- Outdoor private balcony
- Private lift access
- Utility room



# Floorplan

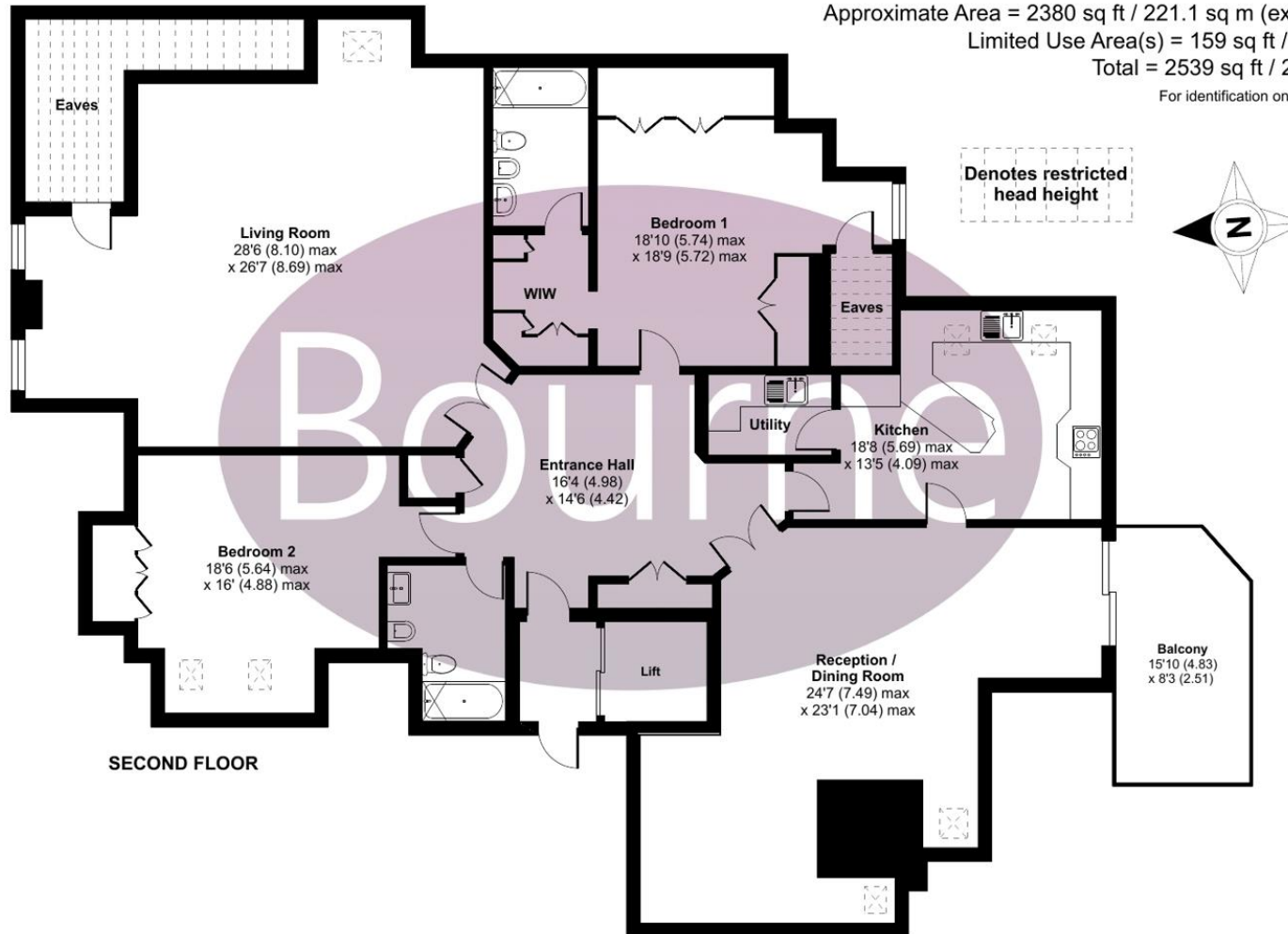
## Oatlands Drive, Weybridge, KT13

Approximate Area = 2380 sq ft / 221.1 sq m (excludes lift)

Limited Use Area(s) = 159 sq ft / 14.7 sq m

Total = 2539 sq ft / 235.8 sq m

For identification only - Not to scale



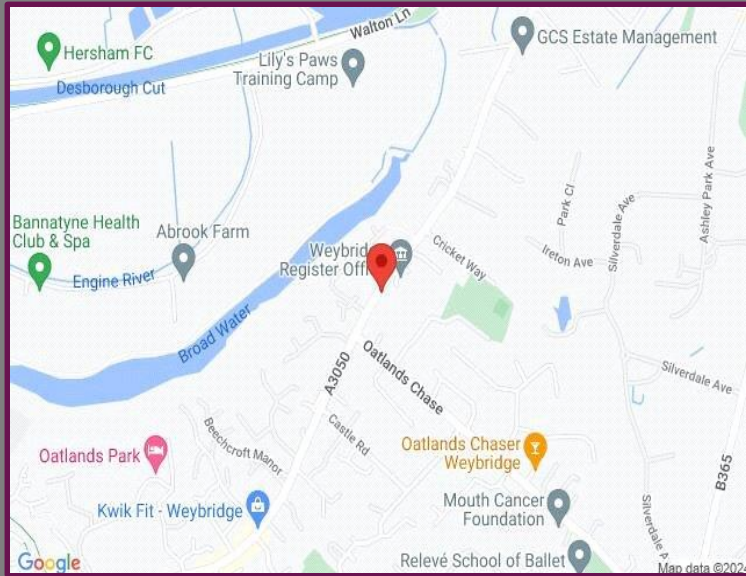
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1089779

# Location

Positioned on one of Weybridge's most popular roads. Just 1.5 miles from the High Street and 1.4 miles to the train station with direct trains into London Waterloo within 30 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(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>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

COBHAM: 13 Oakdene Parade, Cobham, Surrey, KT11 2LR

Tel: 01932 864242 | Email: [cobham@bourneestateagents.com](mailto:cobham@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)