



**DIAL STONE COURT**  
OATLANDS AVENUE

**JACKSON-STOPS** 

# DIAL STONE COURT, OATLANDS AVENUE, KT13 9DE

TOTAL APPROX. FLOOR AREA 525 SQ.FT. / 48.8 SQ. M

GUIDE PRICE £215,000

## PROPERTY INFORMATION:

Modern and attractive one-bedroom retirement flat, with lift, presented in excellent condition with communal gardens and located moments from local shops. Built around 7 years ago by McCarthy and Stone, the development is exclusively for those over 60, with guest suite, onsite Manager and communal lounge.

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 The Giggling Squid, Prezzo, The Ship Hotel, The Minnow and The Queens Head. Two miles away, Brooklands also offers a wider range of shopping including Marks and Spencer. The A3, M25 and M3 are within easy reach along with the towns of Walton-on-Thames, Esher, Cobham, Kingston-upon-Thames, Guildford and Woking.

Photographs: July 2019

Viewing: Only by appointment with Jackson-Stops.

Tax Band: D (£1,935.37 | £1,949.52)

Local Authority: Elmbridge Borough Council

EPC Rating: B

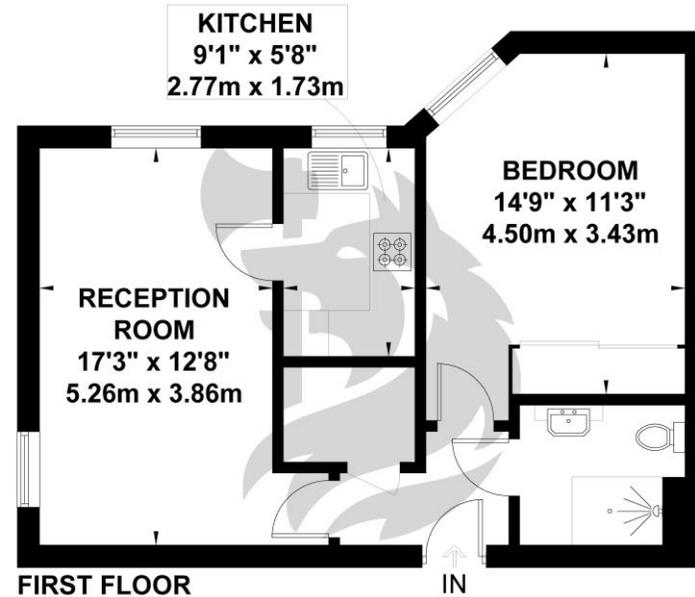
Tenure: Leasehold Expiry: 2137

Ground Rent: £495 pa

Service Charge: £2,030.66 pa

Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Queens Road, Weybridge  
Approximate Gross Internal Area = 48.8 sq m / 525 sq ft



Exposure House © 2019  
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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

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PROPERTY EXPERTS SINCE 1910