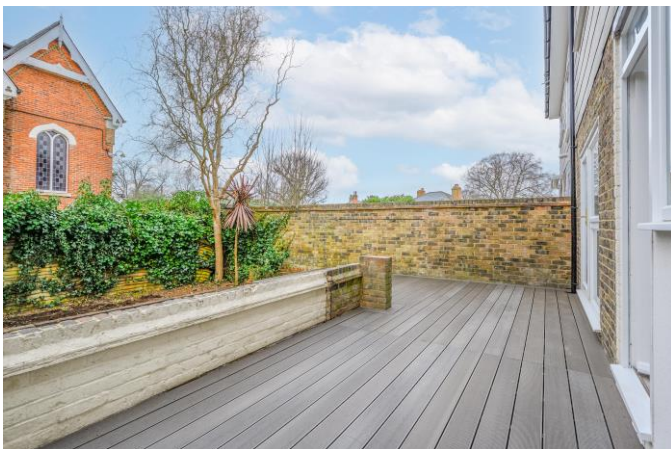


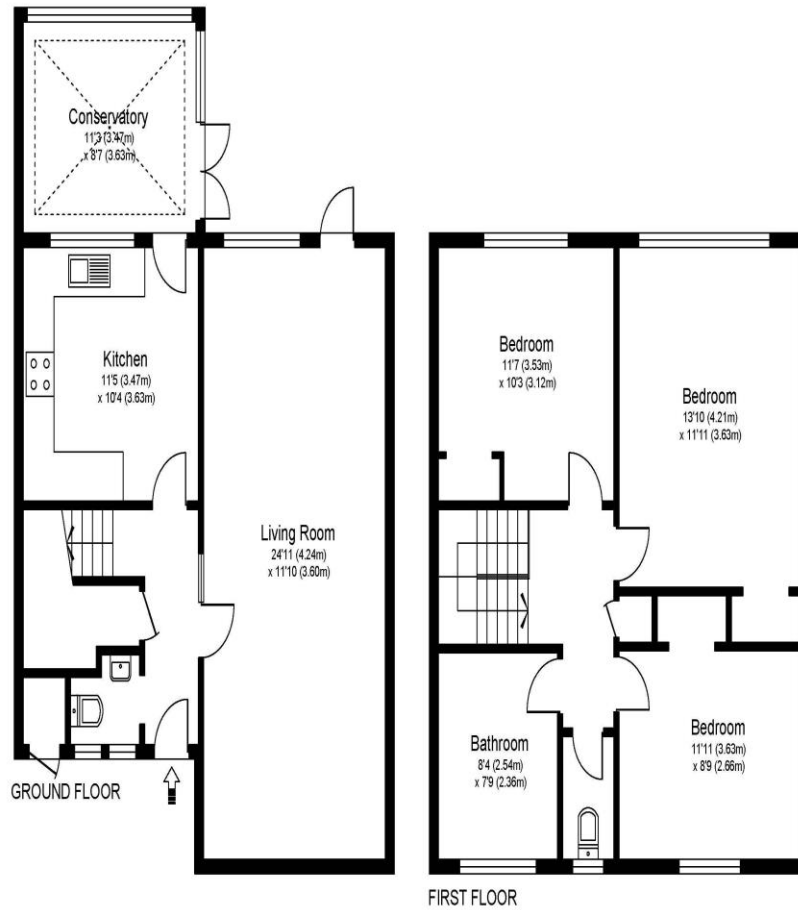


**9 Angas Court Weybridge Surrey KT13 9BB**

**£2,495pcm + Initial deposit**



ANGAS COURT, WEYBRIDGE, SURREY, KT13



Approximate Gross Internal Floor Area: 110 m sq / 1180 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatements. These plans are not to scale and are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

A three-bedroom home superbly located just moments from the Queens Road shopping amenities and not far from Weybridge Train station (0.6 miles approx.) Internally this home has been recently refurbished including kitchen, bathroom, and flooring. There are three good bedrooms all with built-in wardrobes. The bathroom is upstairs and there is also a downstairs cloakroom. The main living room is spacious with plenty of room for both lounge and dining area. The kitchen is separate and leads onto the garden. Externally there is residents' parking to the front and a rear garden. An excellent location right in the Heart of Weybridge. The Queens Road shops are just moment away with its Tesco Express and plenty of places to eat and enjoy. Weybridge train station is approx. 0.6 miles away and is on the mainline to London Waterloo. Available unfurnished from 3rd February 2024.





**AGENTS NOTES:** These details do not constitute any part of an offer or contract. In issuing them we do not have any authority to give any warranty or representation whatsoever in respect of this property. These details are provided without any responsibility on our part or the part of the vendors. No statements in these details are to be relied upon as representations of fact and purchasers should satisfy themselves by inspection or otherwise as to the accuracy of the statements contained therein.

**Equipment:** We have not tested the equipment or central heating system mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition.

**Measurements:** Great care is taken when measuring but measurements should not be relied upon for ordering carpets, equipment, etc.