

Austin Place

Oatlands Drive, Weybridge



This spacious and unique second floor one bedroom apartment boasts access to both a balcony via the living/dining room and a private veranda from the dual aspect bedroom. It comprises a large open plan living/dining room and kitchen, bedroom with luxury ensuite shower room and wardrobe, plus a wide central hallway with two storage cupboards.

One Reception / Kitchen / One Bedroom / Ensuite / Hall / Balcony / Veranda

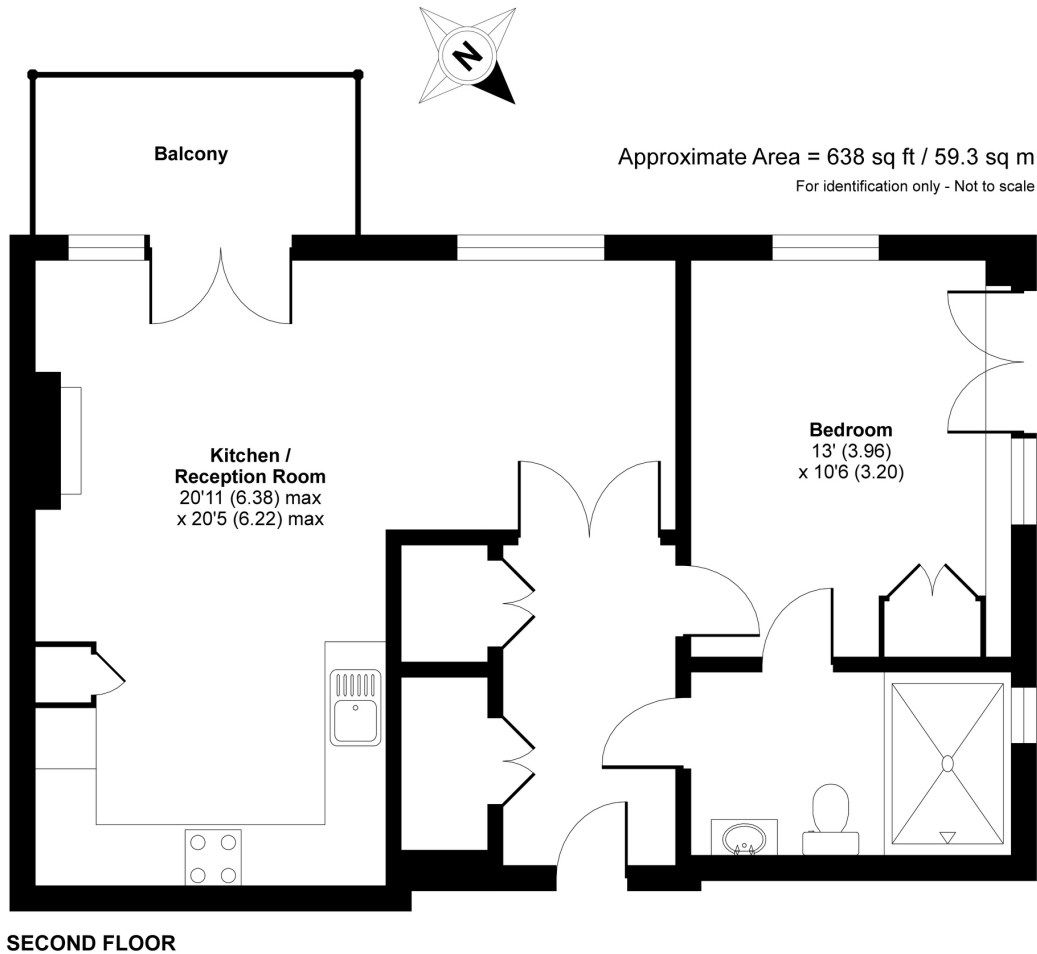
£390,000



www.anchorresales.org.uk / 0808 296 8453

Austin Place

"We are very happy with our new home and the welcome we've received convinces us that we've really made the right choice. We are now looking forward to enjoying our new life here."



Key Facts

- Lease:** 125 years from 1st Nov 2015 (approx. 117 years remaining)
- Service Charge:** £441.68 pcm (£101.65 pw) (reviewed annually, updated from 1st April)
- Ground Rent:** £500 per year (to be reviewed every 25 years, next review is due in 2040)
- Council Tax band:** D
- Sinking Fund:** 3% on sale
- Age Criteria:** Sole occupiers, or at least one partner in a couple, must be aged 55 or over

Energy rating:

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Built in 2016 and located close to both Weybridge and Walton-on-Thames, Austin Place provides 65 luxury retirement apartments for over 55s. Arranged over four floors, the state-of-the-art facilities include a residents' lounge/cinema room, café, hair and beauty salon, separate treatment room and a guest suite. The residents' garden offers a spacious outdoor seating space and BBQ area, complimented by a huge communal roof terrace and sun lounge. Plus there's a range of wellbeing activities to join in with, providing an ideal opportunity to get to know your neighbours.

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