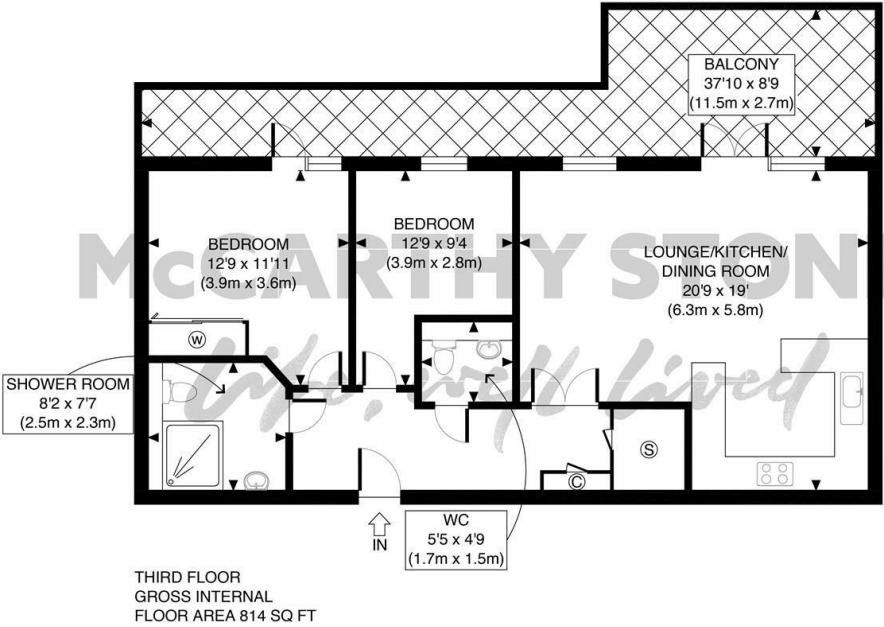


39 Campbell House

24 Queens Road, Weybridge, KT13 9UX

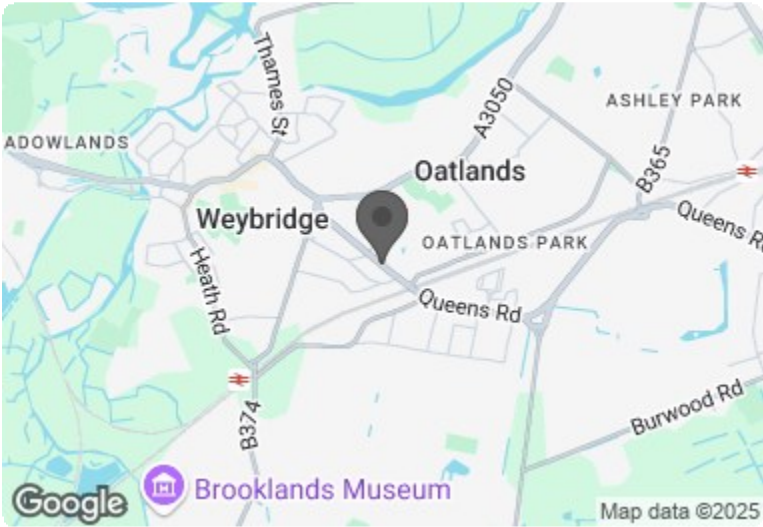
PRICE  
REDUCED



APPROX. GROSS INTERNAL FLOOR AREA 814 SQ FT / 76 SQM	Campbell House
Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	date 09/05/24
	photoplan



Council Tax Band: E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	

PRICE REDUCTION

Asking price £595,000 Leasehold

SUPERB and IMMACULATE just two words to best describe this tastefully presented two bedroom, top floor apartment at Campbell House. A fantastic opportunity to acquire a highly desirable property within this sought after development.

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Queens Road, Weybridge

## Summary

Campbell House is a Retirement Living Plus development built by McCarthy & Stone and comprises 43 one and two bedroom apartments exquisitely designed specifically for the over 70s, for those who wish to enjoy independent living but may need some extra care and support. There is an Estate Manager who leads the team and oversees the development.

This beautiful apartment has a spacious living room opening onto a 38' wide balcony with a south easterly aspect that overlooks the communal gardens, a modern fully fitted kitchen, fitted and tiled shower room with level access shower, cloakroom/WC, two double bedrooms and 24 hour emergency call system. The apartment is heated by wall mounted radiators, doors are oak veneered with chrome door furniture and fittings. Safety and security is covered by door camera entry system which is linked to the TV plus an intruder alarm and smoke detectors.

Communal facilities include a homeowners lounge where social events and activities take place and landscaped gardens with patios and seating. There is a hair salon/wellness suite and a fully licensed bistro style restaurant which is table service and serves freshly prepared meals daily. There is guest suite accommodation which can be booked (fees apply). There is a 24 hour emergency call system provided by a personal pendant and call points in the bedroom, entrance hall and bathroom as well as onsite management 24 hours a day.

One hour of domestic support per week is included in the service charge at Campbell House with additional services including care and support available at an extra charge. However, this can be from as little as 15 minutes per session which can be increased or decreased to suit your needs.

Weybridge itself is a thriving town that ticks all the boxes. Apart from its convenient transport links with a rail service into London in less than 30 minutes and easy access to the A3 and the M25 motorway linking Heathrow and Gatwick airports. The town centre has an abundance of restaurants, cafes, boutiques and supermarkets as well as both Tesco and Marks & Spencer 'superstores' in nearby Brooklands.

## Entrance Hall

Front door with spy hole and letter box leads to the large entrance hall where the 24-hour emergency response system is situated. From the hallway there is a door to a walk-in storage cupboard/airing cupboard housing a hot water cylinder and Vent-Axia system. Illuminated light switches, smoke detector, apartment



security door entry system with intercom. Doors lead to the two bedrooms, living room, shower room and WC.

## Living Room and Balcony

An extremely well presented and spacious living/dining room benefitting from twin glazed patio doors with windows to side opening onto a very large balcony with external lighting and views over the communal grounds. A further window allowing plenty of natural light. Two ceiling light points, raised power points. Sky/Sky+ point plus TV & telephone points.

## Kitchen

A modern and thoughtfully designed fully fitted kitchen with a fabulous range of base and wall units and drawers with granite work surfaces and breakfast bar. Stainless steel sink unit with lever mixer taps. Waist level NEFF electric oven with NEFF microwave oven above, NEFF ceramic hob with opaque glass splash back and stainless steel cooker hood, integral NEFF dish washer, NEFF washer/dryer and integral BEKO fridge/freezer. Skylight providing an abundance of natural light.

## Bedroom One

A large double bedroom with a glazed patio door and window to side allowing plenty of natural light opening onto the large balcony. Built-in wardrobe housing rails and shelving fitted with mirrored sliding doors. Ceiling lights, raised power points, TV and phone point.

## Bedroom Two

A second double bedroom of excellent proportions. Ceiling lights, TV and phone point. Large window. If a second bedroom is not required this could provide opportunities such as a separate dining room, study/home office or hobbies room.

## Shower Room

Modern white suite comprising a close-coupled WC, vanity wash-hand basin with fitted storage below, fitted illuminated double mirror cabinet, shaver point and down lights over, walk-in level access shower with thermostatically controlled shower and grab rails. Tiled walls and wet room slip resistant flooring, electric heated towel rail, emergency pull cord and ceiling spot light.

## Guest WC/Cloakroom

Part tiled walls and floor, WC, chrome ladder style towel warmer and pedestal wash basin with an illuminated mirror cabinet above.

## Service Charge (Breakdown)

- 24-Hour on-site staffing
- 1 hours domestic assistance per week
- Cleaning of communal windows
- Water rates for communal areas and apartments



# 2 Bed | £595,000



- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Running of the on-site restaurant
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV licence. To find out more about the service charges please please contact your Property Consultant or Estate Manager.

Service Charge: £17,036.31 per annum (for financial year ending 28/02/2026)

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

## Leasehold

999 year lease from 01/06/2021  
Ground Rent £510.00 per annum  
Ground Rent review: June 2036

## Car Parking

An annual permit scheme allocates spaces on a first come, first served basis. Please ask the Estate Manager for costs and availability.

## Additional Information & Services

- Ultrafast Full Fibre Broadband available
- Mains water and electricity
- Wall mounted radiator room heating
- Mains drainage

## Moving Made Easy

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.
- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

FOR MORE INFORMATION CHECK OUR WEBPAGE ADDITIONAL SERVICES OR SPEAK WITH OUR PROPERTY CONSULTANT

