



ROTHSAY COURT, GOWER ROAD, WEYBRIDGE, SURREY, KT13  
**£695,000 LEASEHOLD**

**TOP FLOOR 2 BEDROOM 2 BATHROOM  
PENTHOUSE IN THIS IMPRESSIVE BLOCK.**

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## DESCRIPTION:

An impressive top floor 2 bedroom, 2 bathroom penthouse apartment in a smart, double fronted and beautifully appointed block. This property has access to 2 balconies from the full width reception room, a lift and two underground car parking spaces. Located behind private gates with a well maintained communal garden, the location is fairly central being close to the Queens Road amenities which include bars, restaurants and shops - all within easy reach.



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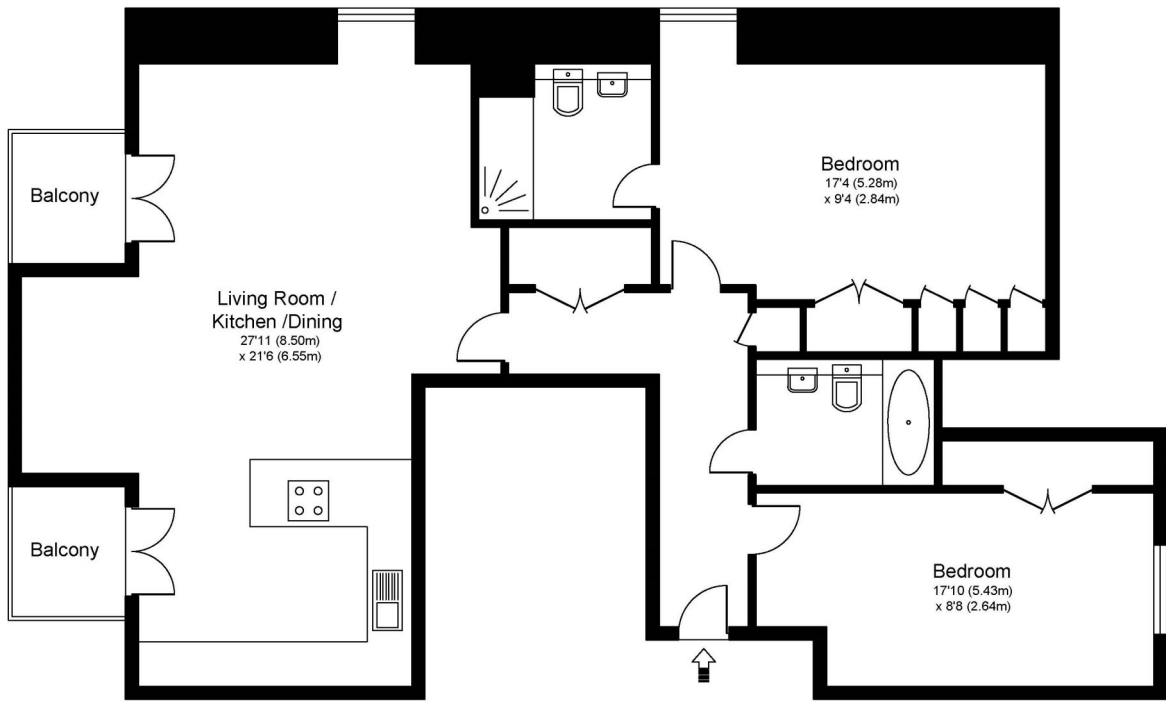
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Approximate Gross Internal Floor Area: 94 m sq / 1015 sq ft

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.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (92+)		
B (81-91)		84	84
C (69-80)			
D (55-68)			
E (39-54)			
F (21-38)			
Not energy efficient - higher running costs	G (1-20)		
England, Scotland & Wales		EU Directive 2002/91/EC	



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