



Vine Ct, Walnut Tree Place, Send, Woking, Surrey, GU23 7HL

£350,000

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Vine Court is a superb development of exceptionally well finished apartments sitting in the very heart of Send village.

The apartment is superbly finished with high ceilings with unusually large windows which very much adds to the overall feeling of light and space that runs throughout stylishly finished with plantation shutters.

The kitchen is superbly fitted out with a whole range of high-gloss, soft close units, LED lighting and integrated Neff appliances whilst the bathroom and en-suite are likewise finished to an exacting standard.

The living area and the hallway have a superb engineered wood floor while both of the bedrooms are very comfortable doubles.

To the rear of the development there are two allocated parking spaces.

Council Tax Band C - £1,971.21pa

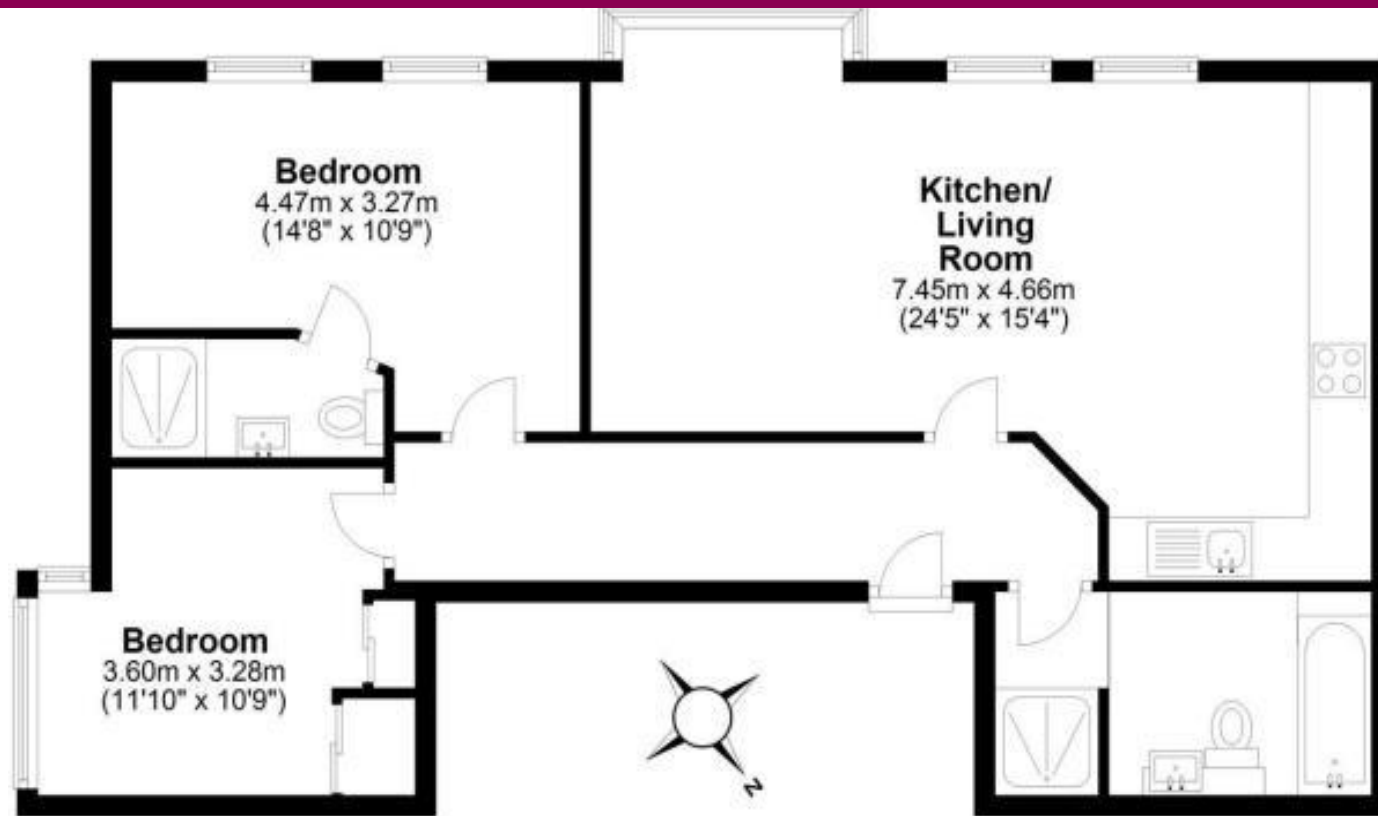
Share of Freehold – 123 years 10months remain

Service Charge £600pa

- Stunning two bedroom apartment
- Triple glazing in master suite
- Luxurious kitchen and bathrooms
- Bright and airy reception room
- Air-Conditioning to reception room
- Stylishly decorated throughout
- Open plan living space
- Sought after village location
- Two parking spaces
- No onward chain



Floorplan

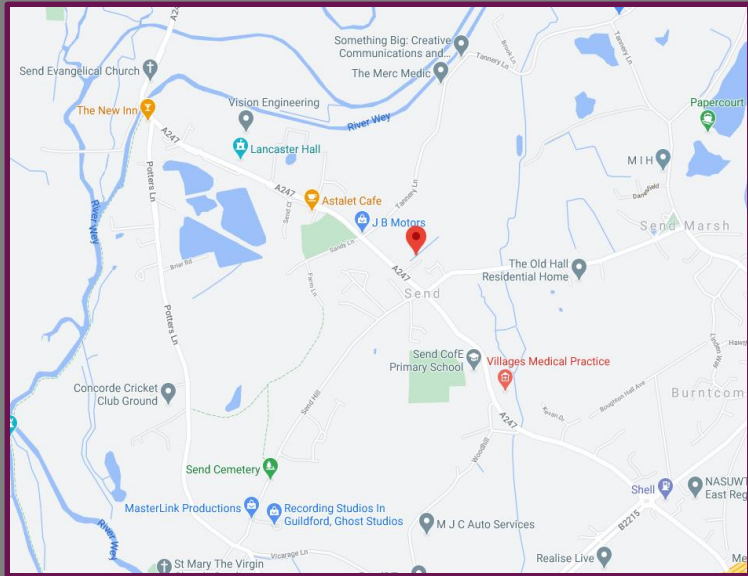


Total area: approx. 71.5 sq. metres (769.1 sq. feet)

This plan is for layout guidance only. Measurements are for general guidance only and must not be relied upon. Please note the Total Area stated on the Energy Performance Certificate (EPC) may exclude some of the non habitable & external areas within this property and hence may differ from the Total Area figure stated on the floor plan.

Location

Send village is close to open countryside which is ideal for walking and outdoor pursuits. There are both infant and primary schools in the village with excellent Secondary schools nearby. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Nearby Woking station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 26 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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