



ESTATE AGENTS



Mill Court, Henage Lane, Woking, Surrey, GU22 8JY

£300,000

Mill Court, Henage Lane, Woking, Surrey, GU22 8JY

Stunning two bedroom, two bathroom apartment with outstanding views over communal grounds and countryside beyond. The bright and spacious accommodation comprises, open plan kitchen/reception room with balcony, two double bedrooms with en-suite to master and a further guest bathroom.

A security entry system leads to well-maintained communal hallways with stairs leading to the apartment. The front door opens onto the entrance hallway with two large storage cupboards and access to each room.

The main reception room is a generous size and able to accommodate both living and dining space with balcony overlooking communal garden and fully fitted kitchen with space for appliances.

A master bedroom has fitted wardrobe storage and boasts an en-suite shower room with large shower cubicle, low level WC and hand basin. Also accessed from the internal hallway is a second large double bedroom and guest bathroom comprising low level WC, hand basin and panel enclosed bath with shower over.

Externally the property benefits from allocated parking, secure bicycle store and communal gardens.

Council Tax Band D - £2,371.60
(price correct for 2024- 2025)

Leasehold - 105 years remain

Service charge - £TBCPA

Ground rent - £250PA

(figures correct at time of publishing)

- First floor apartment
- Two double bedrooms
- Built in wardrobes and en-suite to master
- Guest family bathroom
- Open plan reception room
- Balcony with excellent views
- Modern kitchen
- Hallway storage
- Allocated parking
- No onward chain

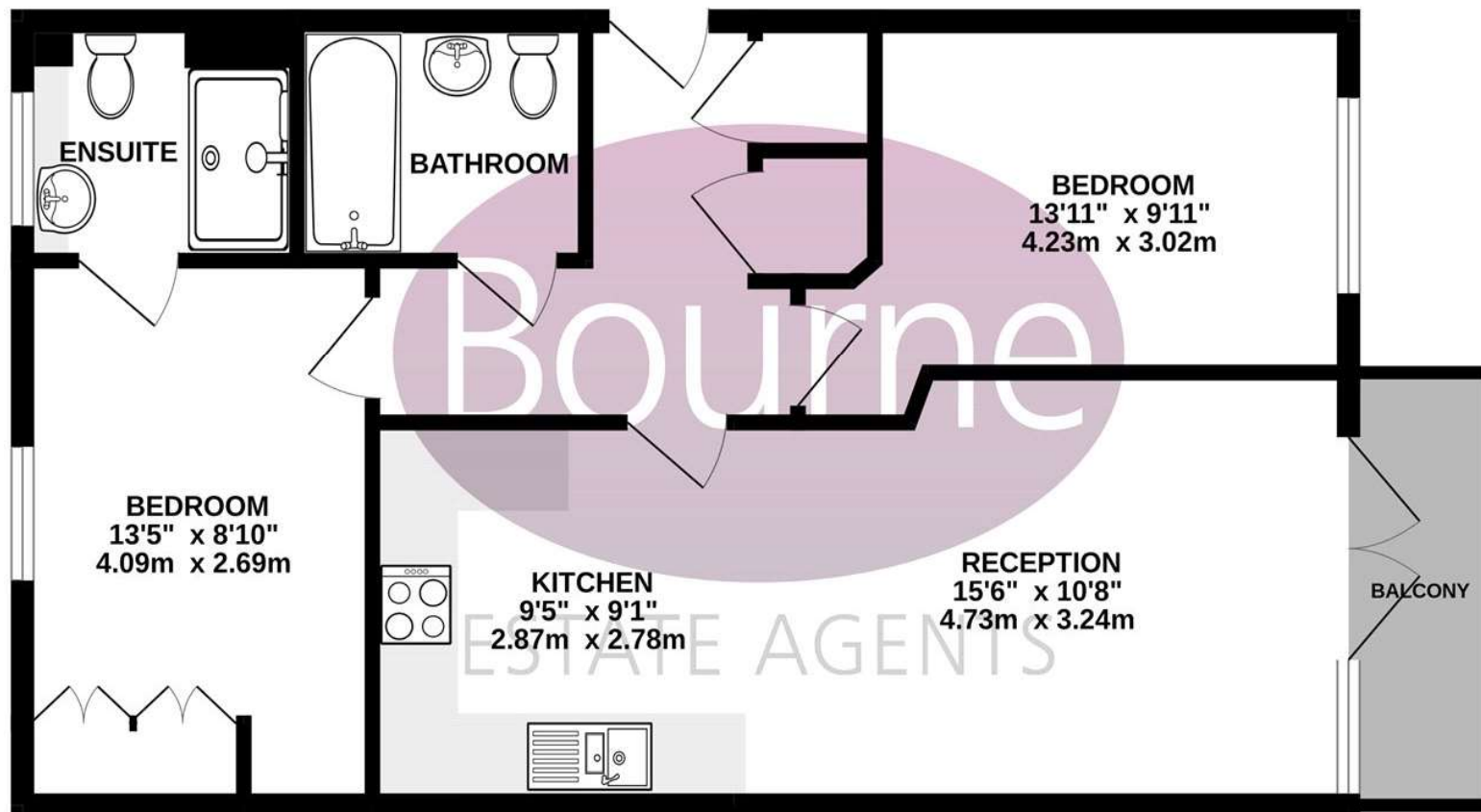


Floorplan

FIRST FLOOR
642 sq.ft. (59.7 sq.m.) approx.

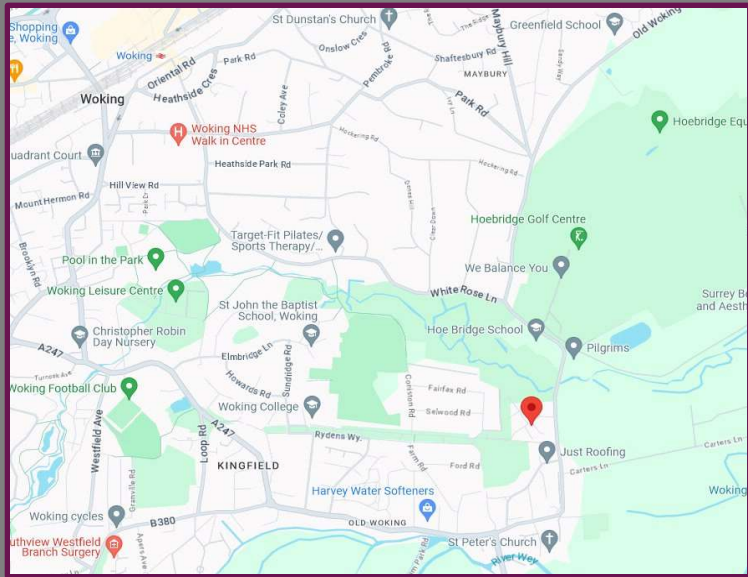
TOTAL FLOOR AREA : 642 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Woking is a busy commuter town with several trains an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(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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