





# Langcrown Court, 135 York Road, Woking, Surrey, GU22 7XT

A stunning one bedroom ground floor conversion apartment situated in a town centre location, offered in immaculate condition throughout, and offering en-suite bathroom and separate w/c.

The accommodation comprises, re-fitted kitchen which has been upgraded with a range of wall and base level units with work surfaces over, the main reception room with its high ceilings and feature wood flooring throughout offers space for both living and dining, the main bedroom is double and benefits from a modern en-suite bathroom with pedestal hand basin and panel enclosed bath with electric shower over. There is also a separate w/c which has been recently redone.

Externally the property offers private off-street parking, and well-maintained communal gardens.

Council Tax Band B - £1749.04pa (2023 – 2024)

Leasehold 154 years remain

Service Charge - £1,223.50pa reviewed 2023

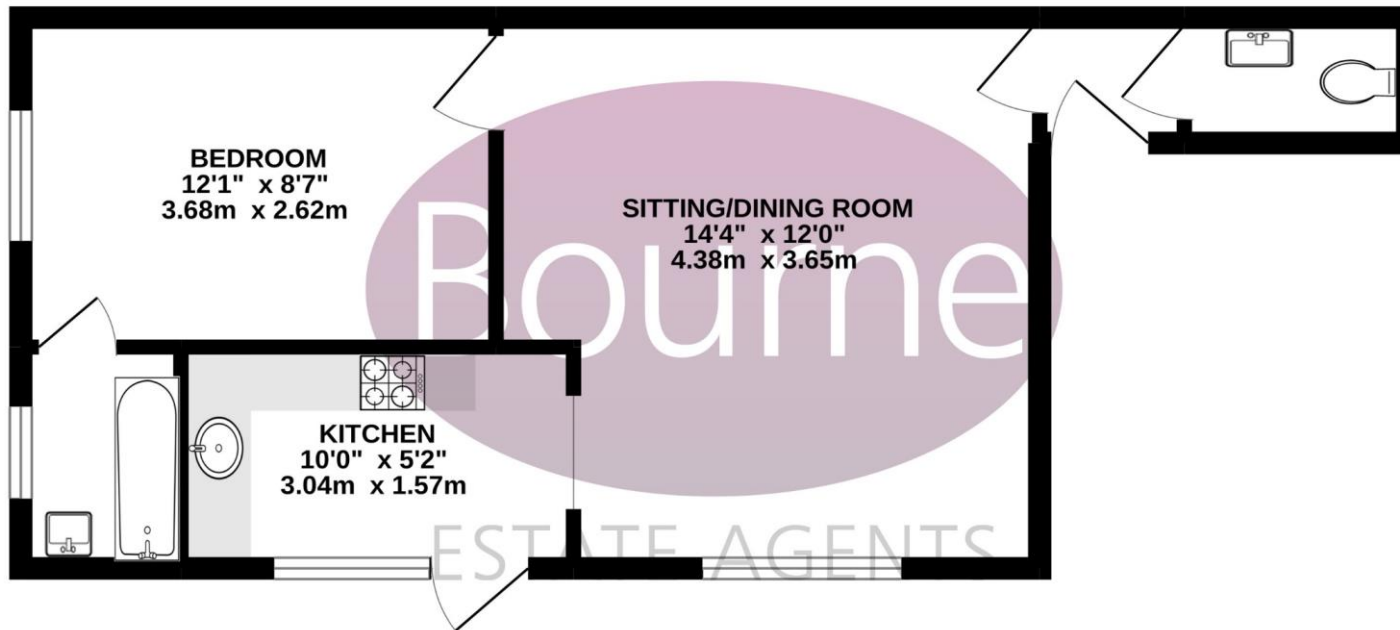
Ground rent - £200pa

- Ground floor conversion apartment
  - One bedroom
  - En-suite & separate w/c
  - Re-fitted kitchen
  - Living/dining room
  - Close to Woking town centre
  - Character features
  - Great first time purchase or investment
- EPC Rating D



# Floorplan

**GROUND FLOOR**  
403 sq.ft. (37.4 sq.m.) approx.

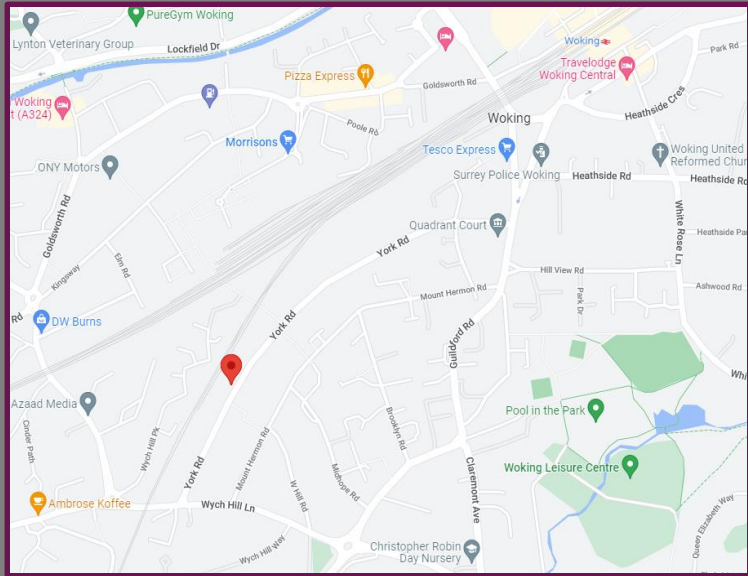


TOTAL FLOOR AREA : 403 sq.ft. (37.4 sq.m.) approx.

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.  
Made with Metropix ©2022

# 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 Wolsley 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76   C
55-68	D	64   D	
39-54	E		
21-38	F		
1-20	G		

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...

**ADDLESTONE: First Floor, 36 Commercial Way, Woking, Surrey, GU21 6EN**

**Tel: 01932 500350 | Email: [addlestone@bourneestateagents.com](mailto:addlestone@bourneestateagents.com)**

**Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)**