



Trinity Place, 111 Chertsey Road, Woking, Surrey, GU21 5FY

Guide Price £190,000

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Luxurious gated one bedroom first floor apartment situated in the popular newly built Trinity Place development.

Located on the first floor this one bedroom apartment boasts picture windows maximising natural light with the open plan kitchen and living room benefitting from vinyl flooring throughout.

The kitchen is stylish with matt, handle less units with soft closing doors, inset stainless steel sink with contemporary chrome taps, AEG oven and hob, integrated fridge and washer/dryer, a range of wall and base level units, work surfaces over and gas boiler providing zoned underfloor heating.

High quality oak veneered doors lead to a double bedroom which is serviced by a shower room with modern white sanitary ware with high quality modern chrome taps, full height mirror, integrated storage, porcelain wall and floor tiles and heated chrome towel rail.

Trinity Place benefits from secure gated entry, cycle storage and a passenger lift to all floors.

Council Tax Band C - £1,935.49PA

Service Charge - £947.58PA

Ground Rent - £220PA

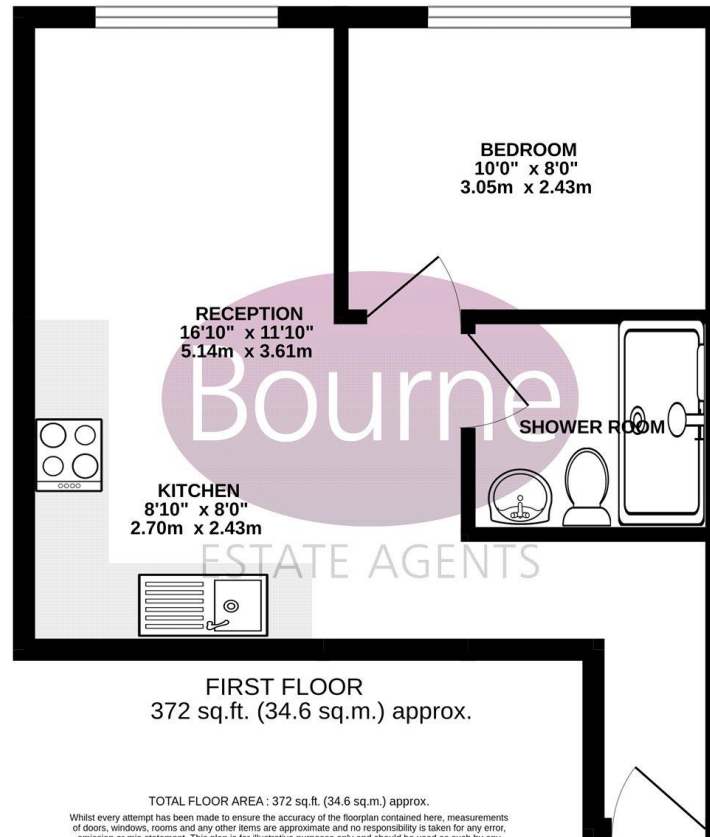
Leasehold - 128 years remain

(figures correct at time of publishing)

- First floor apartment
- Bright double bedroom
- Open plan kitchen/living space
- Impressive kitchen with integrated appliances
- Stunning shower room
- High quality finish
- Gas central heating
- Lift access
- Secure entry system
- Cycle storage



Floorplan

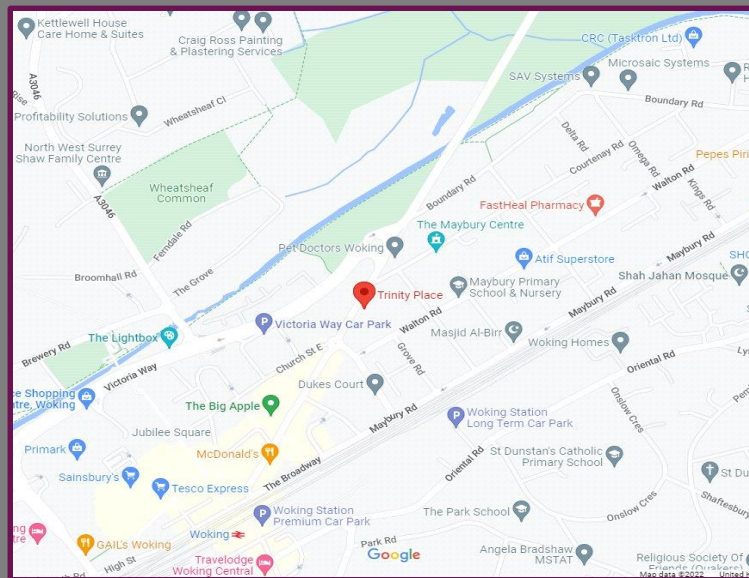


TOTAL FLOOR AREA : 372 sq.ft. (34.6 sq.m.) approx.

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). The main shopping centre is Victoria Place which hosts major High Street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



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