



Craigmore Tower, Guildford Road, Woking, Surrey, GU22 7RB

The apartment is located on the third floor and accessible through smart and stylish communal areas, including a convenient lift serving all floors.

As you step into the apartment, you are greeted by a spacious and inviting hallway, seamlessly connecting all the rooms. The living space is generous, providing ample room for relaxation and entertaining guests. A highlight of this area is the balcony, which offers breathtaking, far-reaching views, creating the perfect setting to enjoy a morning coffee or unwind after a long day.

Adjacent to the living space is the sleek and modern kitchen, accessible from the living room. Equipped with modern units and appliances, the kitchen offers a comprehensive range of wall and base level units with smart work surfaces.

The apartment features two large double bedrooms, both offering ample space for furniture and personalisation. The bathroom is modern and stylish, featuring contemporary fixtures and finishes, and it includes a separate toilet for added convenience.

Beyond the apartment walls, you'll find delightful communal grounds. The property also boasts resident parking, ensuring you'll never have to worry about finding a space for your vehicle. Additionally, a garage in a block provides convenient storage and further parking options.

Council Tax Band C - £1,998.90pa

(price correct for 2023 - 2024)

Share of Freehold 111 years 10 months remaining

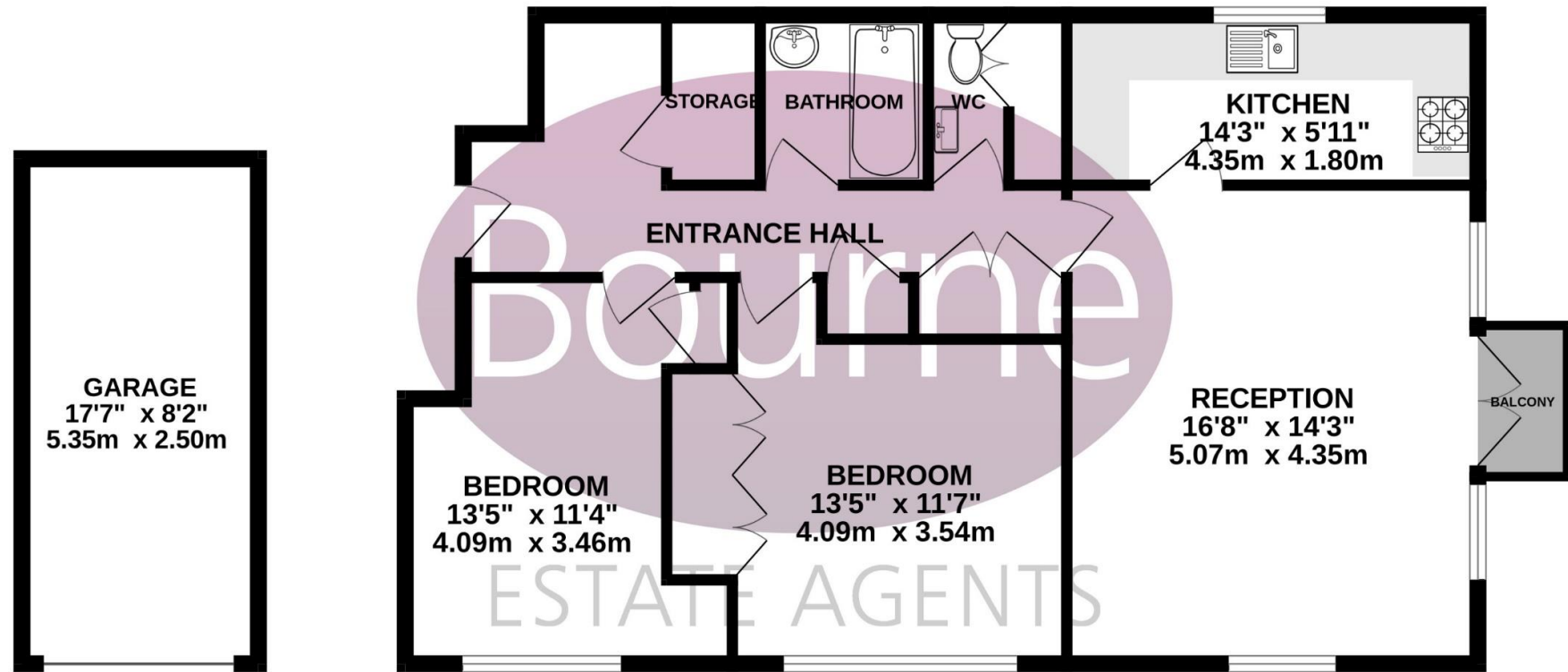
Service Charges - £4779.88

Ground rent - none

- Popular Craigmore tower development
- Two large double bedrooms
- Generous sitting room
- Balcony with far reaching views
- Modern bathroom with separate WC
- Refitted kitchen
- Garage and parking
- Town centre location
- Lift access
- Viewing advised



Floorplan



THIRD FLOOR
946 sq.ft. (87.8 sq.m.) approx.

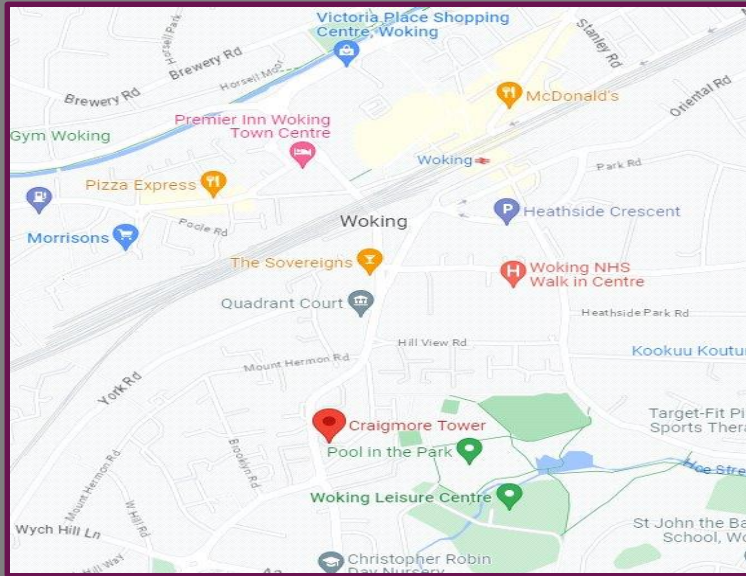
TOTAL FLOOR AREA : 946 sq.ft. (87.8 sq.m.) approx.

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 per 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	58	71
(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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