



ESTATE AGENTS



Broadmead House, Gresham Park Road, Old Woking, Woking,
Surrey, GU22 9DT

Asking Price £375,000

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Situated on the first floor, with security entry, the apartment is cleverly configured with a front aspect living room with double doors and Juliet balcony, this is open plan with a luxurious appointed kitchen, which then leads through to a separate dining space, which also has double doors and Juliet balcony.

The kitchen is stylish and comprises wall and base level units and matching drawers, incorporating granite work tops and splashbacks, four ring induction hob, oven and grill, extractor, integrated fridge and freezer, dishwasher, integrated washer dryer and under unit lighting.

Two double bedrooms are on offer, the main bedroom with en-suite shower room, again, both with a Juliet balcony and double doors. Both the en-suite shower room and family bathroom are superbly appointed. The reception hall has a useful utility cupboard, heating is gas fired to radiators and windows are double glazed units.

Outside, there are two allocated parking spaces, plus visitor parking.

The setting at Gresham Mill is extremely pleasant, amidst fabulous park like grounds of just over 7 acres which creates a unique and hugely attractive setting for this development of apartments and townhouses. The properties are approached via a long private driveway. There is a tennis court for the exclusive use of all residents, meadows and woodland are adjacent and a tributary of the river Wey runs through the development. It should also be noted that significant flood defence measures have been implemented to ensure no issues during inclement weather.

Council Tax Band D - £2,177.42pa

Leasehold: 112 years remaining

Service charge: £1800pa

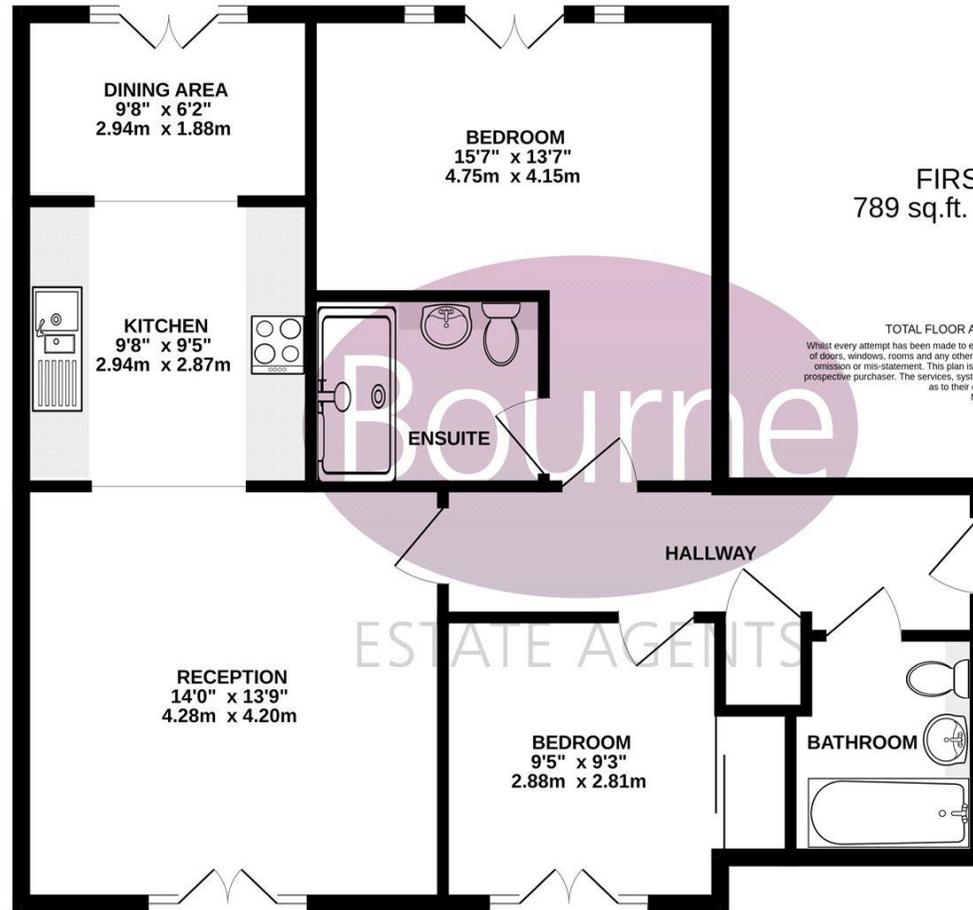
Ground rent: £388pa

(figures correct at time of publishing)

- First Floor Luxury Apartment
- Two Bedrooms
- Sitting Room
- Kitchen
- Dining Room
- Two Bathrooms (One En-Suite)
- Two Allocated Parking Spaces
- Council Tax Band D



Floorplan



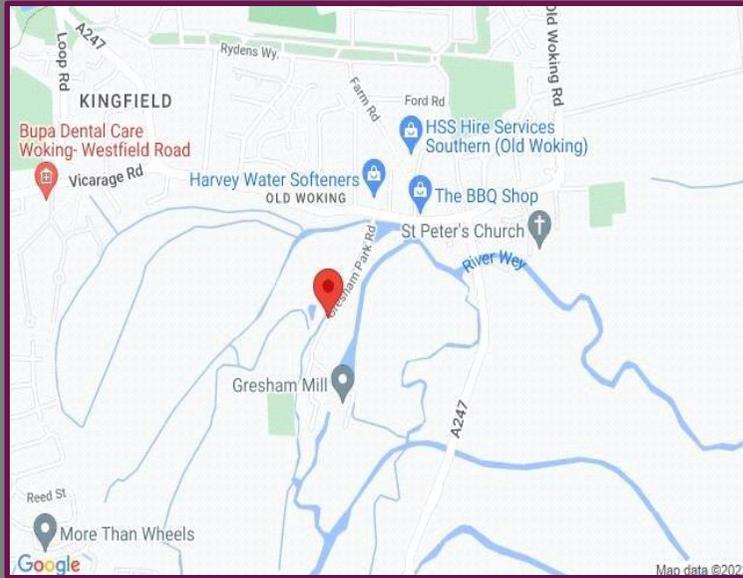
FIRST FLOOR
789 sq.ft. (73.3 sq.m.) approx.

TOTAL FLOOR AREA: 789 sq.ft. (73.3 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

Gresham Mill sits in a peaceful and secluded location in Old Woking and is within easy reach of the town centre. Woking has been the subject of enormous investment in recent years and as a result has a busy and contemporary feel to it, with a great many interesting bars, cafes and restaurants. In the Peacocks centre, which has a great deal of shopping opportunity, there is also the New Victoria Theatre and the multi-screen cinema. Woking has what is widely regarded as one of the very best commuting stations in the southeast running a fast and enormously frequent service into Waterloo, and also has a very efficient coach service to Heathrow airport. Also within easy reach of Gresham Mill are Send and Ripley villages, the latter of which has a number of interesting pubs and restaurants, as well as what is one of the largest village greens in the country.



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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com