



ESTATE AGENTS



Nankeville Court, Guildford Road, Woking, Surrey, GU22 7RF £280,000

# Nankeville Court, Guildford Road, Woking, Surrey, GU22 7RF

A well presented two double bedroom apartment located on the 5th floor of this popular town centre building.

The accommodation comprises a bright living space which is open plan to the kitchen and benefits from dual aspect windows maximising natural light. The luxury kitchen offers a range of fitted appliances and eye-level units with space for a dining table and doors opening to the balcony. The living space is well proportioned with floor to ceiling window. There are two bedrooms, both of which are double and the main bedroom benefiting from en-suite shower room with stylish white suite. The property is completed with a family bathroom.

Further benefits are the secure telephone entry system, lifts to all floors including the secure allocated underground parking, use of the gym and the on site concierge team.

Council Tax Band D - £2,248.77pa

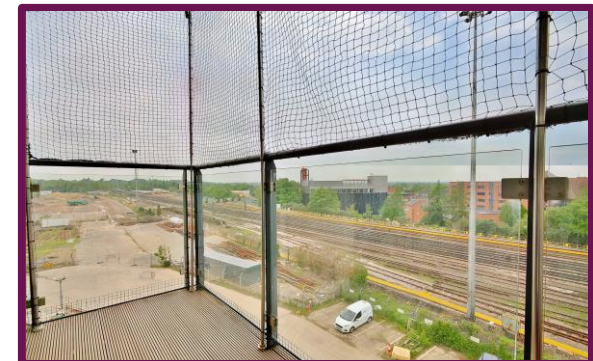
Service Charge & Buildings Insurance - £TBCpa

Ground Rent - £300pa

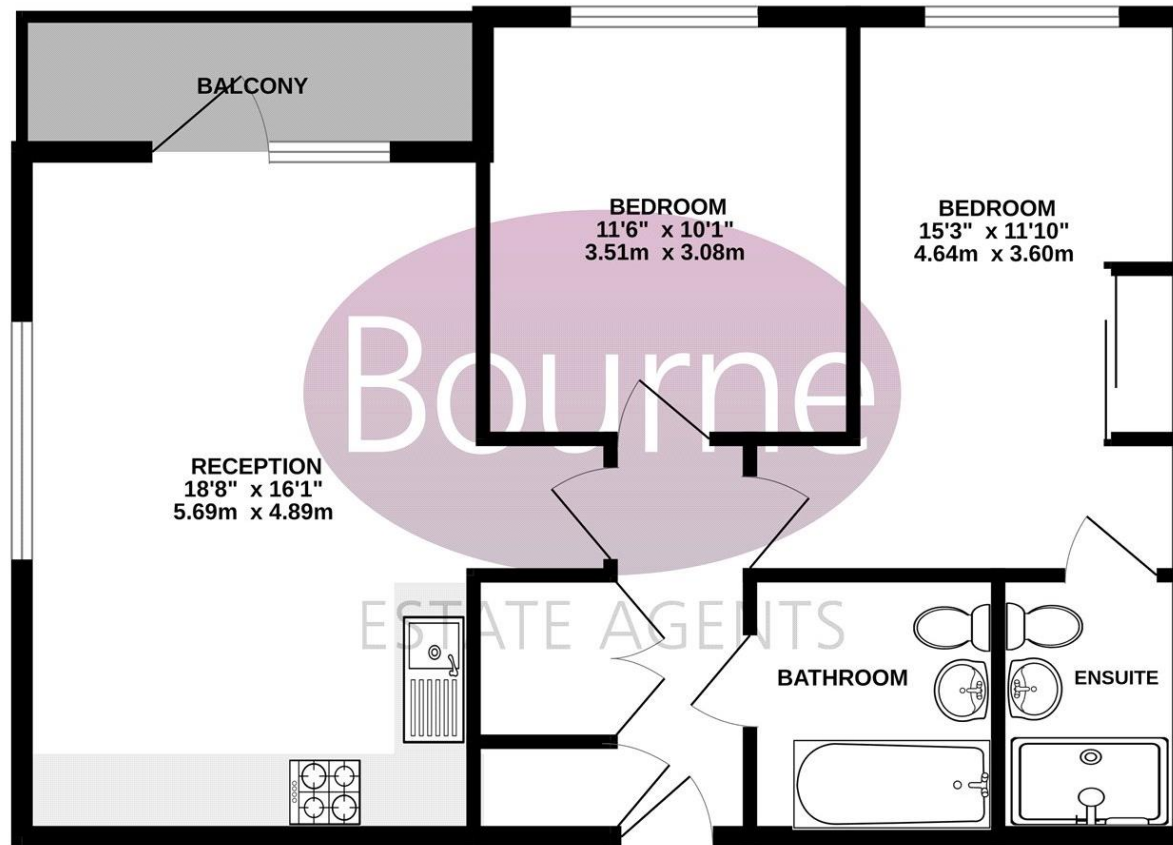
Leasehold - 288 years remain

(Figures correct for 2023-2024)

- Fifth floor apartment
- Two double bedrooms
- Two bathrooms
- Open plan kitchen/living room
- Modern fitted kitchen
- Balcony
- Excellent condition
- Underground allocated parking
- Lift access
- Town centre location



# Floorplan



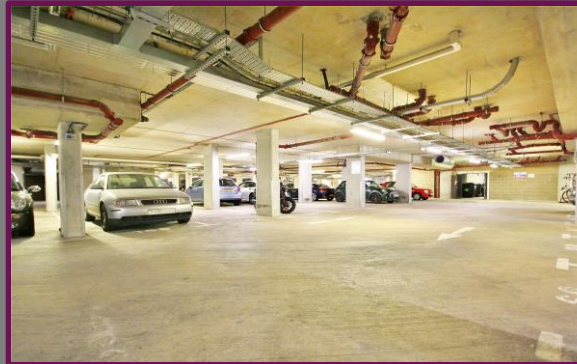
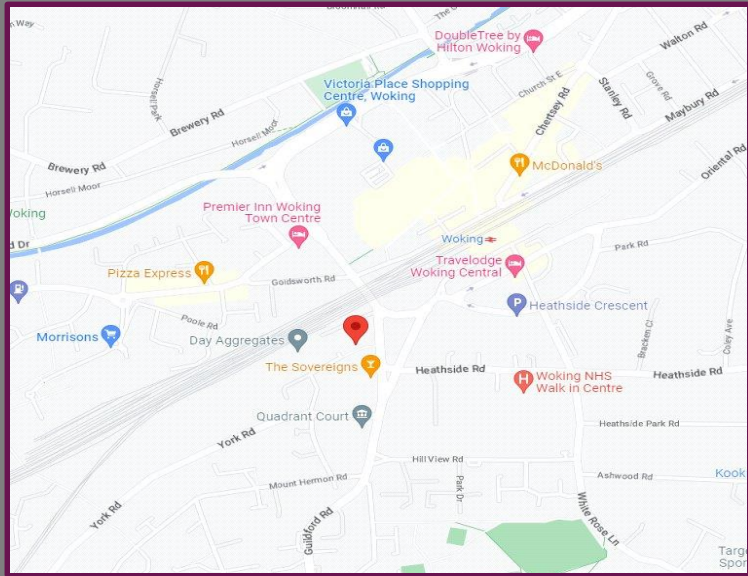
**FIFTH FLOOR**  
706 sq.ft. (65.6 sq.m.) approx.

TOTAL FLOOR AREA : 706 sq.ft. (65.6 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.

# 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	78 C	
55-68	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...

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