



Ravenswood Court, Woking, Surrey, GU22 7NR

£260,000

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A stunning second floor apartment, boasting two comfortable bedrooms, bright open plan living and a range of modern fittings.

The highlight is the large open-plan living room, dining room and kitchen area. This expansive layout is perfect for entertaining guests or simply enjoying the company of loved ones. The modern kitchen is a chef's dream, featuring sleek countertops, a range of fitted appliances, and ample storage space. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen offers both functionality and style.

The generously sized master bedroom, provides a tranquil retreat for relaxation and rejuvenation. With ample space for a king-sized bed and additional furnishings, you'll have plenty of room to make it your own private sanctuary. Natural light streams in through large windows, creating a bright and airy atmosphere.

The second bedroom is versatile, offering the flexibility to serve as a bedroom or a functional study area. Whether you're seeking a peaceful workspace or an inviting guest room, this space accommodates your needs with ease.

The apartment's bathroom features white suite sanitaryware with shower over bath, low level WC and pedestal hand basin with tiled surrounds.

Convenience is key and this apartment comes with the added benefit of allocated parking, ensuring you'll never have to worry about finding a space when you return home.

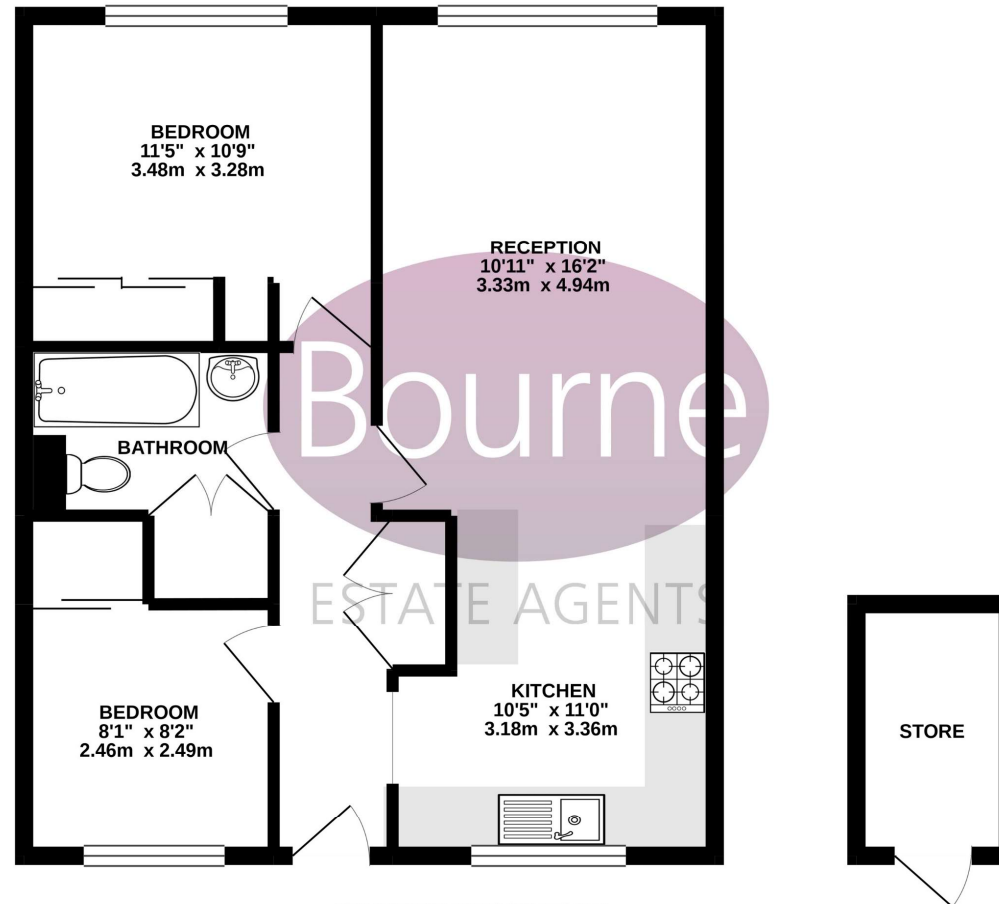
Share of Freehold
Service charges £1400pa
Ground Rent - zero
Council Tax Band C - £1998.90pa
(price correct for 2023 - 2024)

- Second floor apartment
- Two double bedrooms
- Recently refurbished throughout
- Stylish kitchen
- Open plan layout
- Modern bathroom
- Bright living space
- Allocated parking
- Close to Woking station
- External storage room



Floorplan

SECOND FLOOR
646 sq.ft. (60.0 sq.m.) approx.

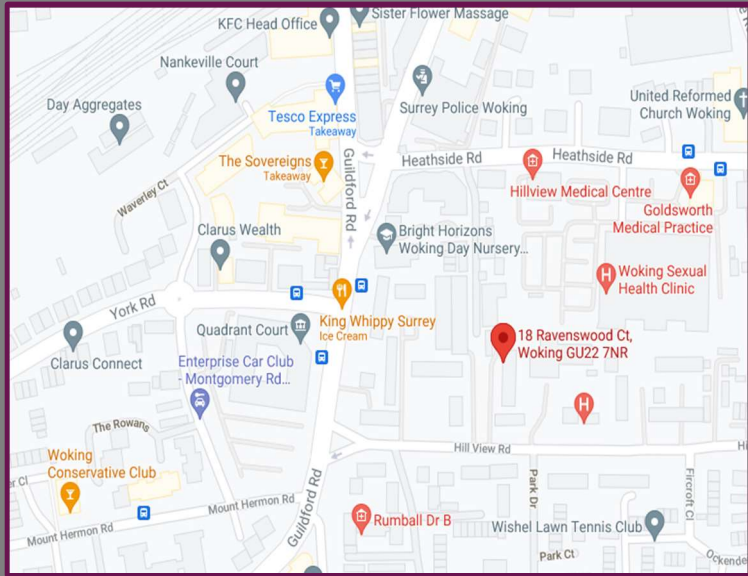


TOTAL FLOOR AREA : 646 sq.ft. (60.0 sq.m.) approx.

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		82
(55-68) D		
(39-54) E	51	
(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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