



Ravenswood Court, Woking, Surrey, GU22 7NR

£280,000

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A two bedroom ground floor apartment located in the heart of Woking's newly regenerated town centre. The property comprises, two double bedrooms, kitchen which is semi open plan to the living room with space for appliances, white suite bathroom and a spacious living/dining area. Externally there are communal grounds, garage in block and residents parking.

An entrance hallway leads to all rooms with storage cupboard. The main reception room is large with picture window and space for both living and dining. The kitchen has a range of wall and base level units with work surfaces and space for appliances.

The master bedroom is a large double room with fitted wardrobes and the second bedroom takes a double and has fitted wardrobes also. Both bedrooms are serviced by family bathroom.

Externally the property benefits from communal gardens, garage in block and residents parking.

Council Tax band C - £1,998.90

Service Charge - £1,452.76pa

Ground Rent – £0pa

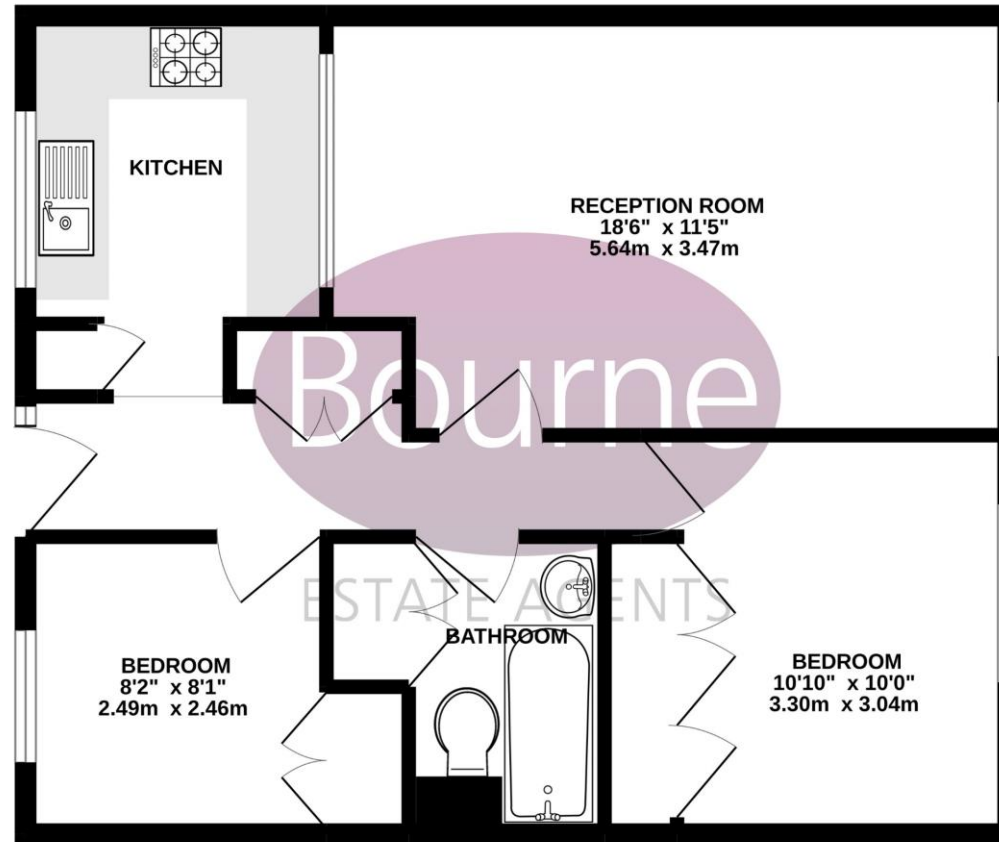
Leasehold - 958 years remain

(figures correct at time of publishing)

- Ground floor apartment
- Two double bedrooms
- Kitchen with space for appliances
- Large living/dining room
- Family bathroom
- Communal gardens
- Garage in a block
- Residents parking
- Long lease
- Town centre location



Floorplan



GROUND FLOOR
589 sq.ft. (54.7 sq.m.) approx.

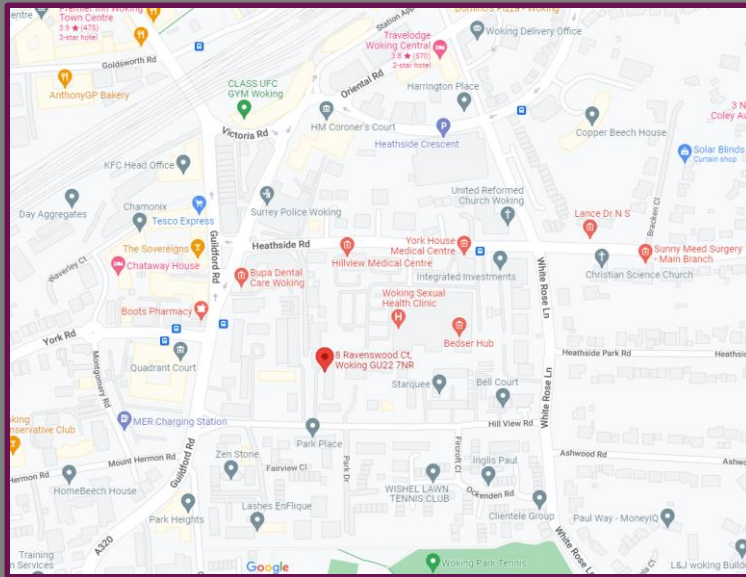
TOTAL FLOOR AREA : 589 sq.ft. (54.7 sq.m.) approx.

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). There are two main shopping centres, The Peacocks Centre and Wolsley Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which caters for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	42 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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