



ESTATE AGENTS



The Rowans, Woking, Surrey, GU22 7SR £230,000

# The Rowans, Woking, Surrey, GU22 7SR

Located in the heart of Woking town centre, this ground floor apartment has been fully refurbished throughout.

Entering into a hallway with doors to each internal room with large airing cupboard. The living space is bright with dual aspect windows and stylish new flooring. An opening from the living space leads to a brand-new kitchen with a range of wall and base level units, high gloss units, work surfaces over, integrated oven, hob and extractor and space for further appliances.

The bedroom is a generous double with built in wardrobes and dressing area, complete with new carpets. The property is serviced by a brand-new bathroom showcasing bath with shower over, glass shower screen, hand basin in vanity unit and low level WC.

Externally communal gardens surround the property and there is allocated parking.

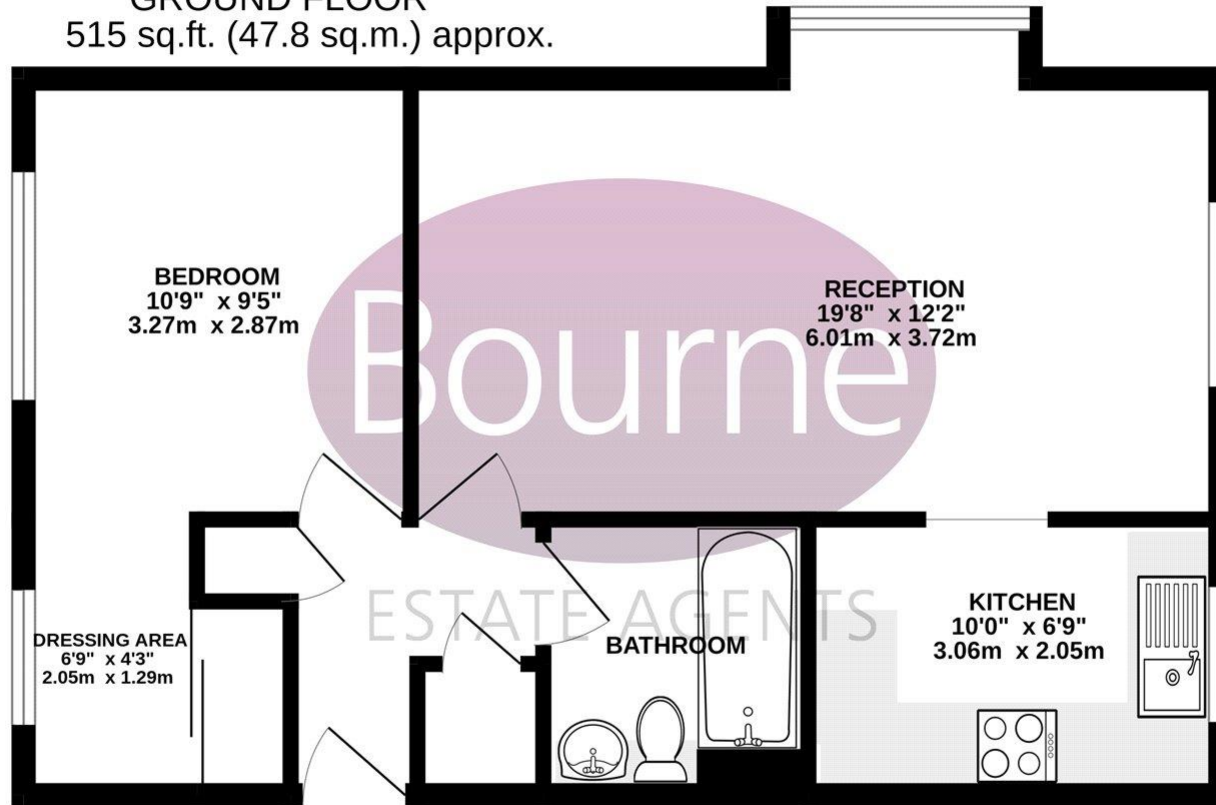
Council Tax Band C - £1998.90pa  
Leasehold - 149 years remaining approx  
Service charge - £TBCpa  
Ground rent - £TBCpa

- Fully refurbished
- Ground floor
- Large double bedroom with dressing area
- Brand new kitchen
- Brand new bathroom
- Dual aspect living room
- New carpets and flooring
- fully redecorated
- Allocated parking
- Town centre location



# Floorplan

GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



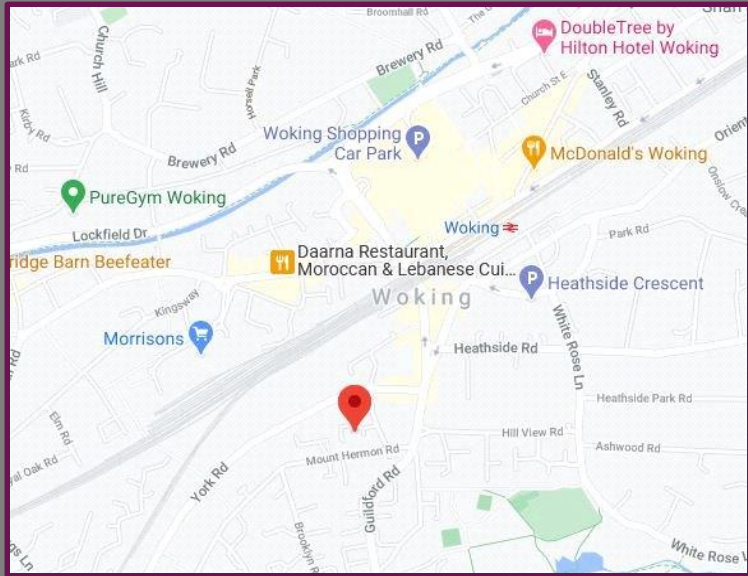
TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.

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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		75
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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