



St. John's Waterside, Copse Road, St. John's, Woking, Surrey, GU21 8EG

Offering views towards the Basingstoke canal, an executive two bedroom top floor apartment sitting in a very attractive setting in the heart of St. John's village.

St Johns Waterside is a much sought after development of apartments sitting in a very attractive position in the heart of St. John's village. The apartment is on the top floor of the building, a fact which very much adds to the overall feeling of light which runs through the flat as a whole and gives it a very appealing sense of space.

Recently renovated to high standards, the property features an open-plan design with a well-equipped kitchen including quartz surfaces, integrated appliances, and LED mood lighting. A south-facing balcony offers a pleasant view and the second bedroom is conveniently positioned across from a modern guest bathroom. The master bedroom boasts an en-suite shower with a suspended ceiling and LED mood lighting.

It is worth noting that above the apartment is a very substantial loft space which is boarded and fitted with an excellent loft ladder. At the back of the apartment there is allocated off street parking. Also worth mentioning, is that water rates are included in the service charge.

Council Tax Band D - £2,248.77pa
Leasehold - 102 years remaining
Service charge - £1700pa
Ground rent - £195pa
Review periods - TBC

- Stunning luxury top floor apartment
- Large private loft
- Balcony with south facing views
- Two double bedrooms
- Allocated and visitor parking
- Easy reach of the town centre
- Spacious open plan living with stylish re-fitted kitchen
- Luxury en-suite to master
- Viewing advised

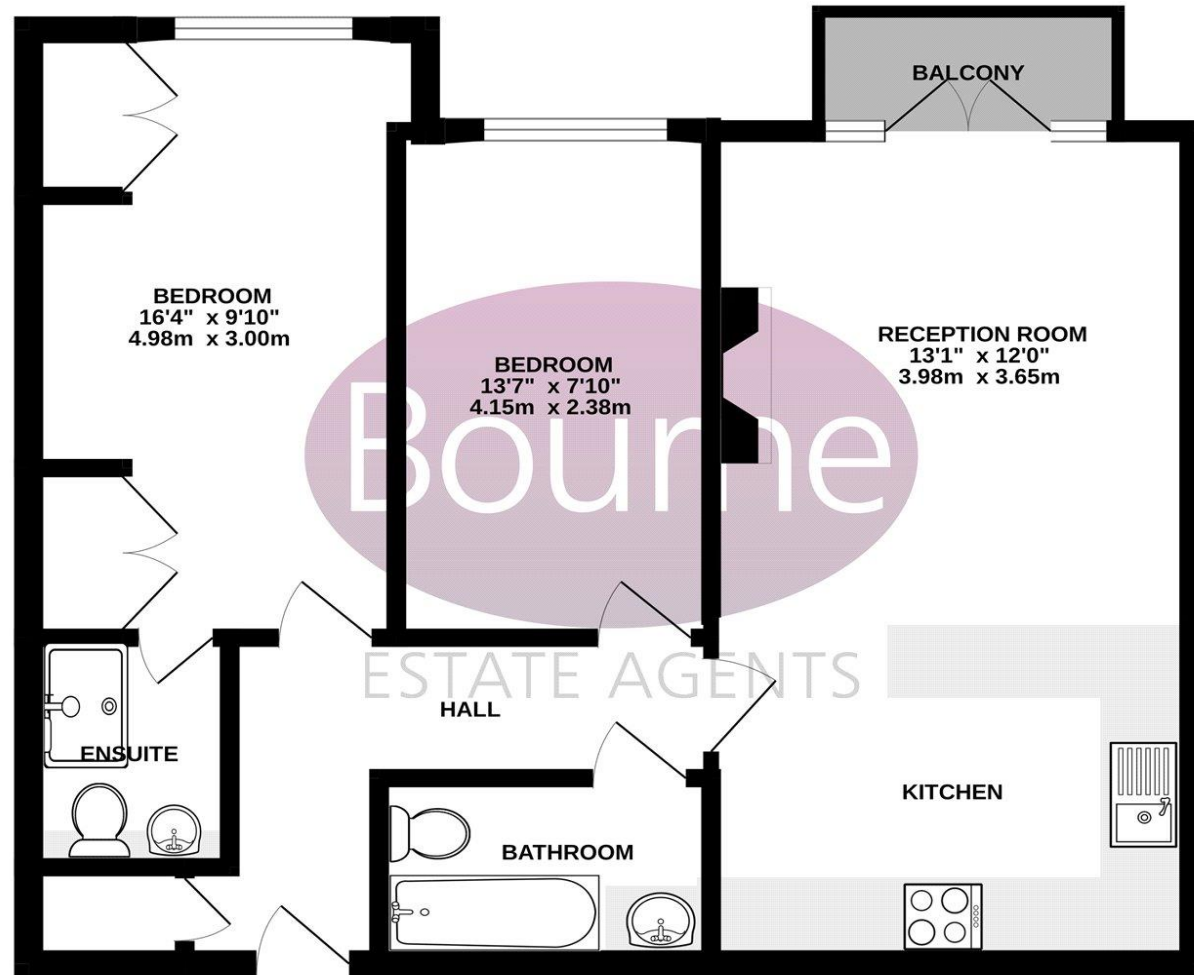


Floorplan

SECOND FLOOR
668 sq.ft. (62.0 sq.m.) approx.

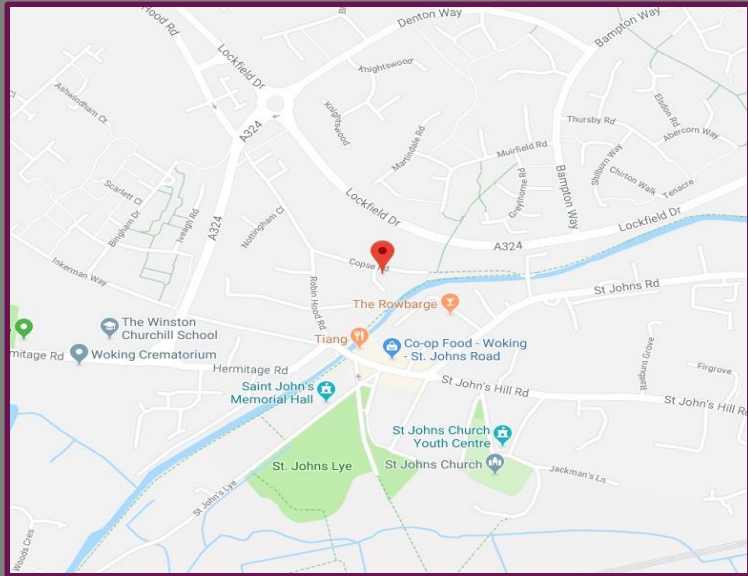
TOTAL FLOOR AREA : 668 sq.ft. (62.0 sq.m.) approx.

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

St. John's is a small village, with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(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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