



ESTATE AGENTS



Cardinal Place, Guildford Road, Woking, Surrey, GU22 7LR

£315,000

Cardinal Place, Guildford Road, Woking, Surrey, GU22 7LR

A luxury two double bedroom, two bathroom apartment located on the fourth floor of this iconic town centre development built by Barratt Homes.

This hugely convenient apartment has large dual aspect windows in the main living space with doors that open to the balcony. The living/dining room is open plan with the kitchen space offering a range of wall and base level units with integrated appliances and work surfaces over.

Two double bedrooms are on offer, each of which have fitted wardrobes and floor to ceiling windows. The master bedroom also benefits from a luxury fitted en-suite shower room with stylish white suite. The property is completed with a family bathroom with tiled surrounds, bath with shower over and glass shower screen, hand basin and low level WC.

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. Below the apartment an extremely useful Tesco Express can be found for added shopping convenience.

Council Tax Band D - £2,248.77pa

Service Charge & Buildings Insurance - £3684pa

Ground Rent - £300pa

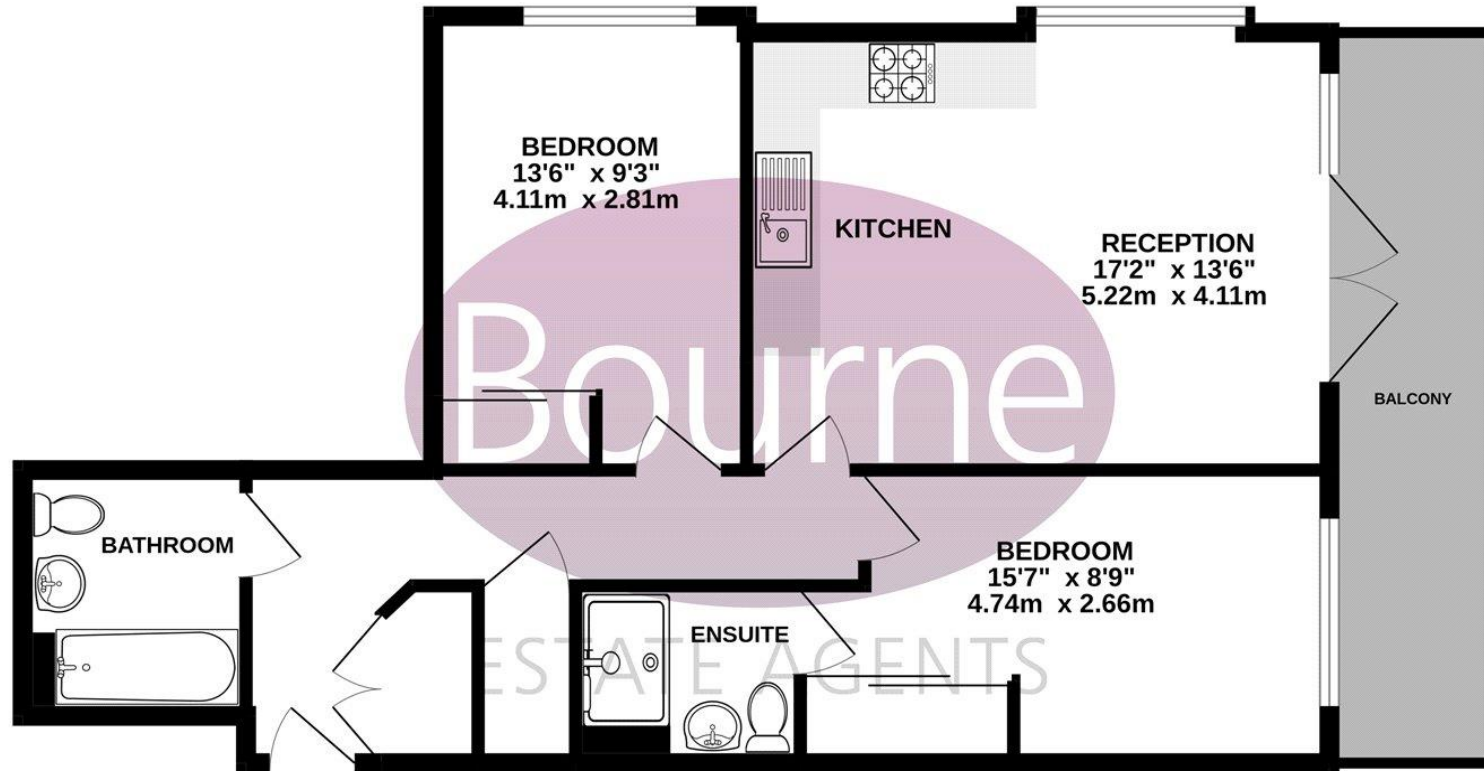
Leasehold - 287 years remain

(Figures correct for 2023-2024)

- Fourth floor apartment
- Two double bedrooms
- En-suite to master bedroom
- Open plan living space
- Luxury kitchen
- Full length balcony
- Fitted wardrobes
- Underground parking
- Immaculate condition



Floorplan



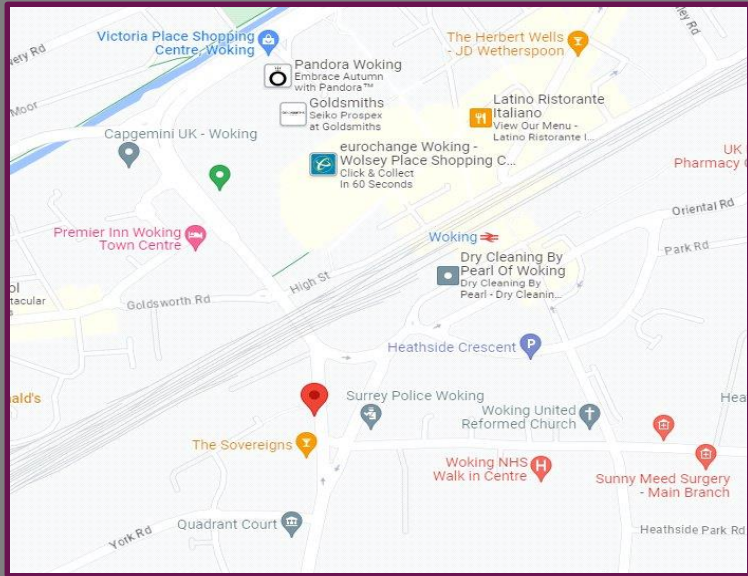
FOURTH FLOOR
700 sq.ft. (65.0 sq.m.) approx.

TOTAL FLOOR AREA : 700 sq.ft. (65.0 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 an 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	86	89
(69-80) C		
(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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