



ESTATE AGENTS



Cartbridge Court, 108 Send Road, Send, Woking, Surrey, GU23 7HN

Price £225,000

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Built in 2006 to high standards, this well-maintained first-floor one-bedroom apartment is in good decorative order throughout. The entrance hall, with wood-effect flooring, leads to all living spaces and a separate coats/storage cupboard.

The sitting/dining room is bright and spacious, accommodating a lounge suite and a table with chairs. The double bedroom includes a built-in wardrobe, and across the hallway is the bathroom with a modern white suite, bath with a wall-mounted shower, and a heated towel rail.

The kitchen features oak-effect units, granite worksurfaces, and under pelmet lighting. Integrated NEFF appliances comprise an oven and gas hob, the fridge/freezer and dishwasher are also integrated. The apartment offers access to well-maintained communal grounds with stunning views, a bike store, and a designated gated parking space, with additional guest parking available.

Council Tax Band C - £1,971.21pa

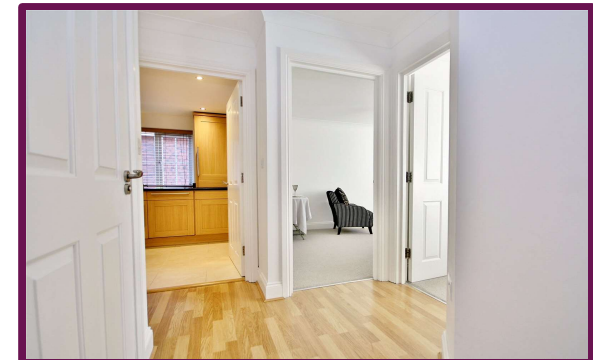
Leasehold

Years remaining on lease - 107 Years

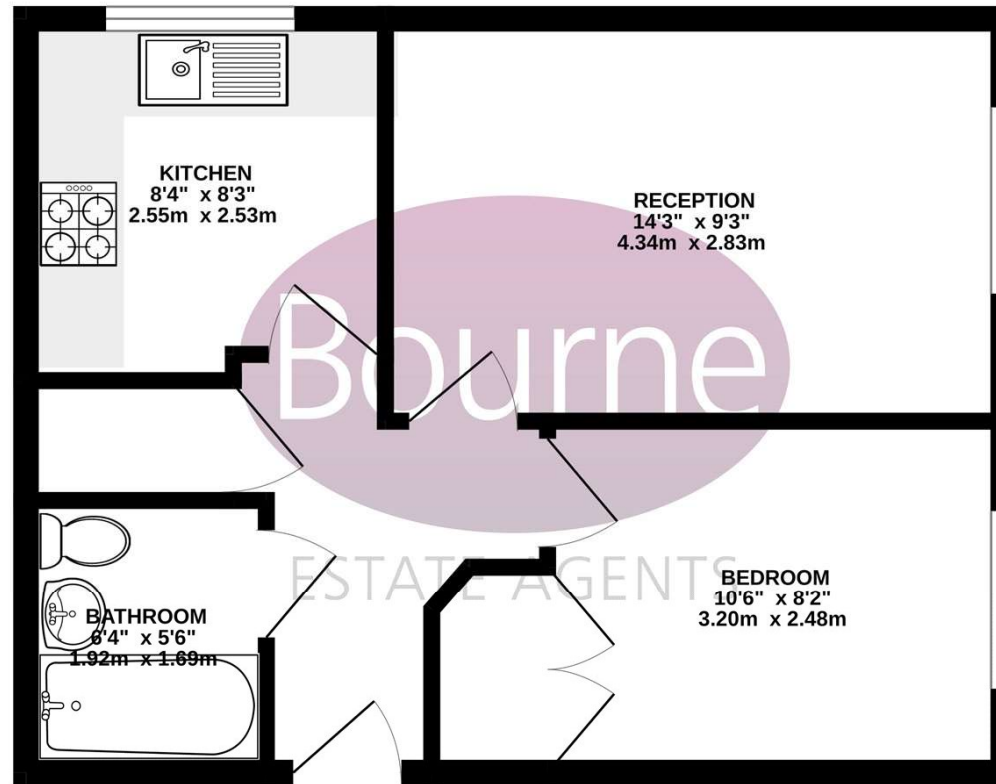
Service Charge - £766pa

Ground Rent - £250pa

- First floor apartment
- Modern kitchen
- Gated parking
- Communal garden
- Underfloor heated throughout
- Double bedroom
- Desirable village location
- Living/Dining room
- Vacant possession



Floorplan



FIRST FLOOR
392 sq.ft. (36.5 sq.m.) approx.

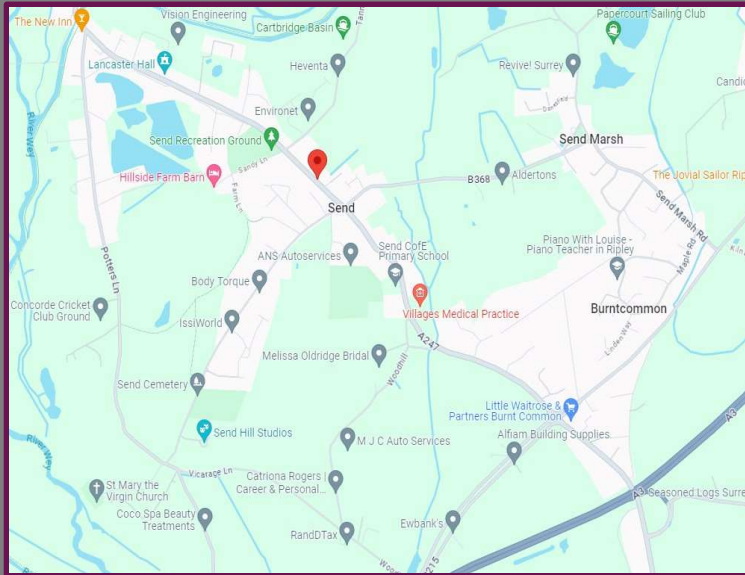
TOTAL FLOOR AREA : 392 sq.ft. (36.5 sq.m.) approx.

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

Send village is close to open countryside which is ideal for walking and outdoor pursuits. There are both infant and primary schools in the village with excellent Secondary schools nearby. The area has excellent road and rail connections with the A3 and Junction 10 of the M25 being within close proximity. Nearby Woking station offers regular service to London Waterloo with trains approximately every 7 minutes and a journey time of around 26 minutes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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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