

Bourne

ESTABLISHED 1813



Glen Court, St. Johns Hill Road, St. John's, Woking, Surrey, GU21 7RQ

£360,000

# Glen Court, St. Johns Hill Road, St. John's, Woking, Surrey, GU21 7RQ

A rarely available ground floor apartment located in the prestigious Glen Court development built by Runnymede Homes in the early 2000's.

Offering a stunning outlook across communal gardens, this large two bedroom apartment has a generous reception room with ample space for each living and dining and has large Turret windows creating a warm and bright environment. The luxuriously appointed kitchen boasts a range of wall and base level units with Solid worksurfaces above and integrated appliances.

The master bedroom has range of built in wardrobes, window over looking gardens and is serviced by an en-suite shower room with back to wall WC, hand basin in tiled vanity storage and shower cubicle. The second bedroom is also a double and has use of the separate family bathroom with tile enclosed bath, WC and basin in tiled vanity.

Excellent storage space can be utilised in the many cupboards in the hallway and allocated underground parking can be found in the secure gated underground parking facility.

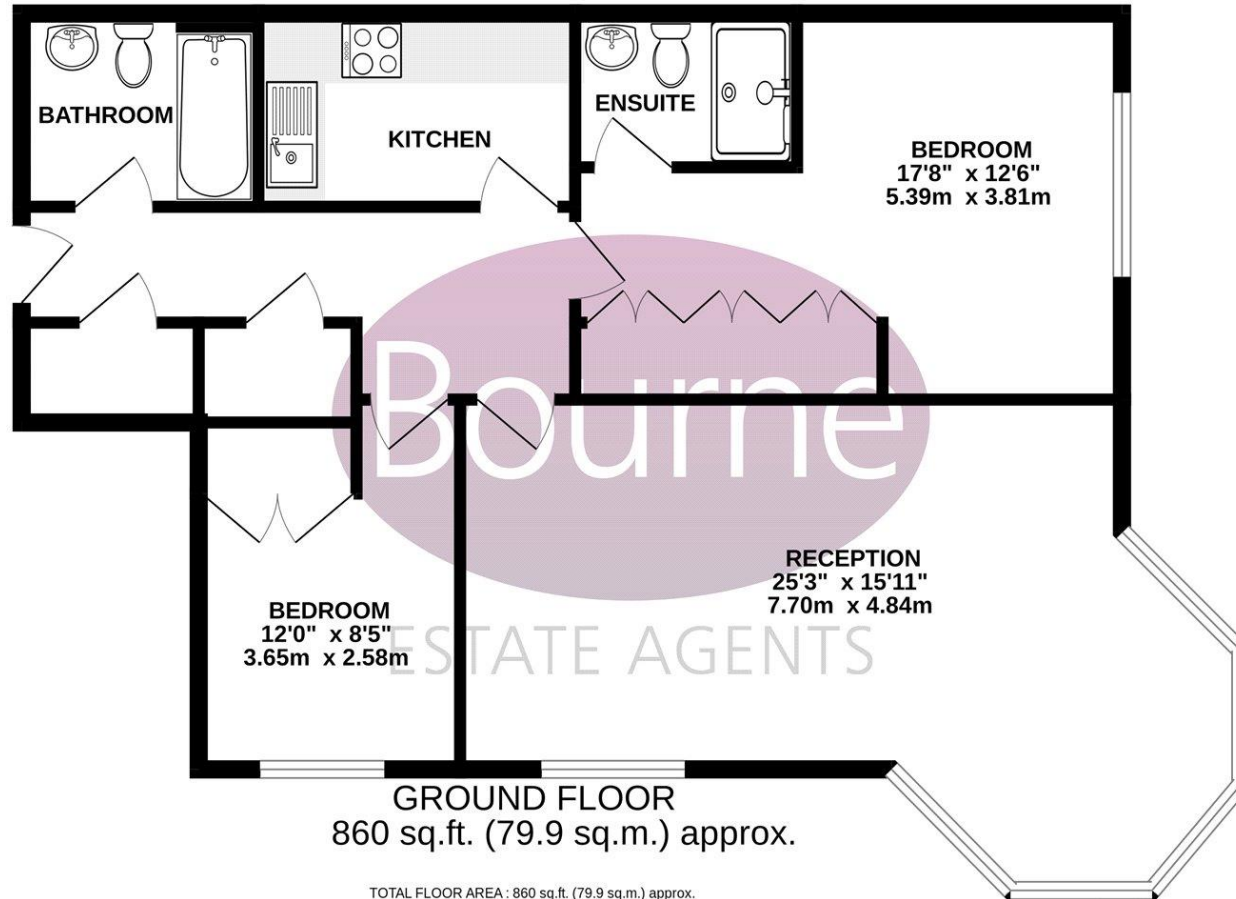
External features include: well maintained communal grounds and gardens, additional residential parking, lift from the secure parking and communal areas are also maintained to an extremely high standard.

Council Tax Band E - £2,748.77pa  
Service charge - £1,500pa  
Ground rent - £300pa  
Leasehold - 101 Years remaining

- Ground floor apartment
- Two double bedrooms
- En-suite to master
- Turret reception room
- Views over gardens
- Luxurious kitchen and  
bathrooms
- Secure underground parking
- Lift access
- Ample storage
- Village location



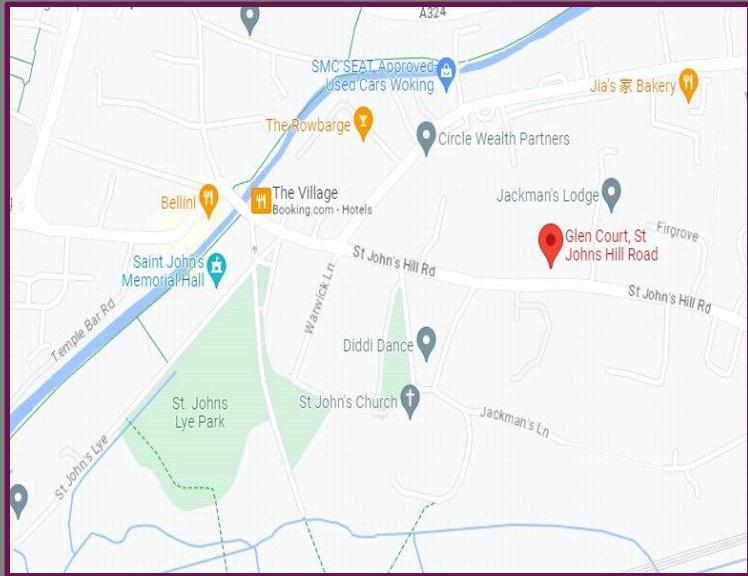
# Floorplan



TOTAL FLOOR AREA : 860 sq.ft. (79.9 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+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 74        |
| (55-68) <b>D</b>                            |                         |           |
| (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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