

Bourne

ESTATE AGENTS



Copper Beech House, Heathside Crescent, Woking, GU22 7BB

£375,000

Copper Beech House, Heathside Crescent, Woking, GU22 7BB

Stunning 2-bedroom apartment situated within Copper Beech House, arguably Woking's highest regarded block of apartments.

The impressive living space comprises an open-plan living room and dining area, flooded with natural light.

The kitchen, also open plan, is fully equipped with base and eye-level units, matching drawers, and integrated appliances.

There are two spacious bedrooms, with the main bedroom featuring an en-suite shower room, while a family bathroom serves the other.

Additionally, the apartment provides allocated underground parking and access to the communal grounds.

Council Tax Band D - £2,248.77pa (2023-2024)

Service Charge - £2,954pa

Ground Rent - none

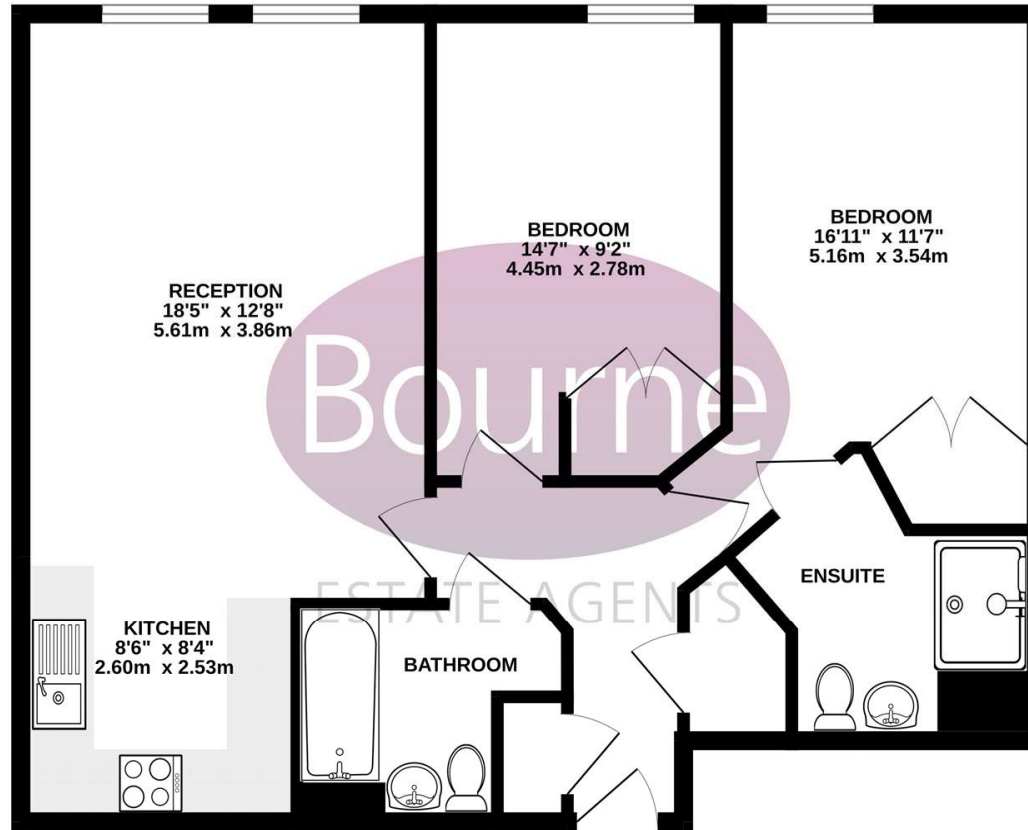
Leasehold

Years remaining on lease – 977 years 3 months

- Luxury apartment
- Open-plan living room/dining room
- Kitchen with integrated appliances
- Two good-sized bedrooms
- Main bedroom
- En-suite shower room
- Family bathroom
- Allocated underground parking
- Access to communal grounds
- Within a short walk of the town centre and station



Floorplan



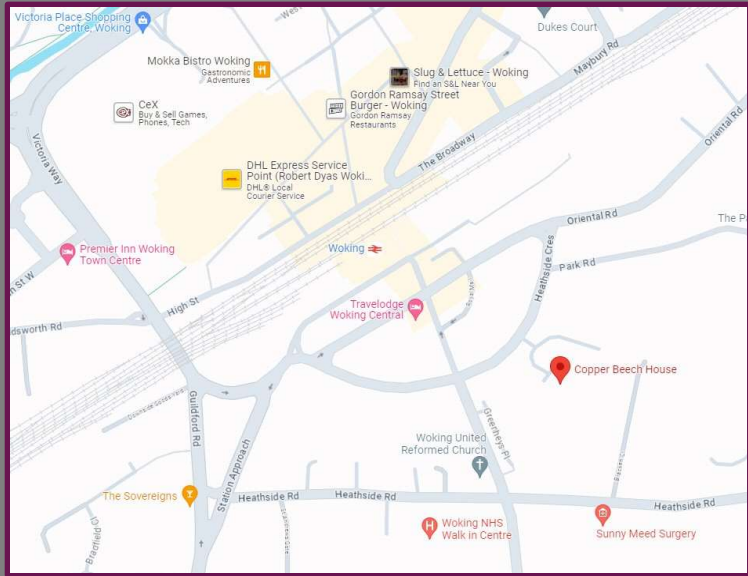
SECOND FLOOR
755 sq.ft. (70.1 sq.m.) approx.

TOTAL FLOOR AREA: 755 sq.ft. (70.1 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		84
(69-80) C	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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com