



York Road, Woking, Surrey, GU22 7EN

£225,000

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Well-presented one double bedroom apartment located within close proximity to Woking Town Centre and mainline station.

The accommodation comprises, entrance hallway, with ample space for coats and shoes, large open plan kitchen/living room and the kitchen is modern with an array of base and eye level units and with space for appliances.

The Hallway leads to the white tiled three-piece bathroom suite, adjacent to this is the bright and airy dual-aspect bedroom.

Further benefits include access into the block via intercom system & no onward chain.

The property would make an ideal first-time purchase or investment.

Council Tax Band B - £1,749.04

Share of Freehold - 983 years remaining

Service charge - £430.52pa

Ground rent £0pa

(price correct for 2023 - 2024)

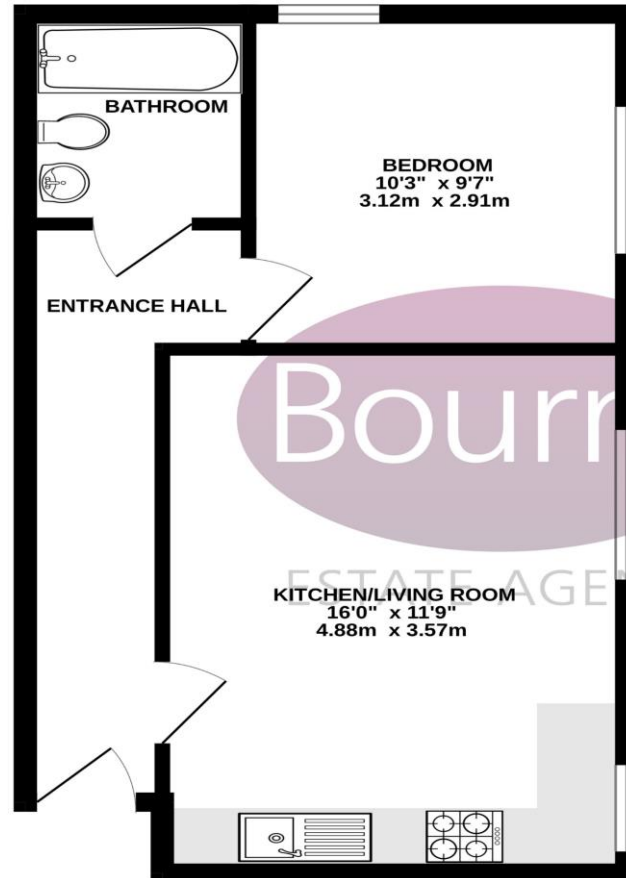
- First floor apartment
- One double bedroom
- Well-presented
- Walking distance to Woking Town Centre

- Open plan Living room/kitchen
- No-onward chain
- Security Entry System
- Gas Central Heating



Floorplan

FIRST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

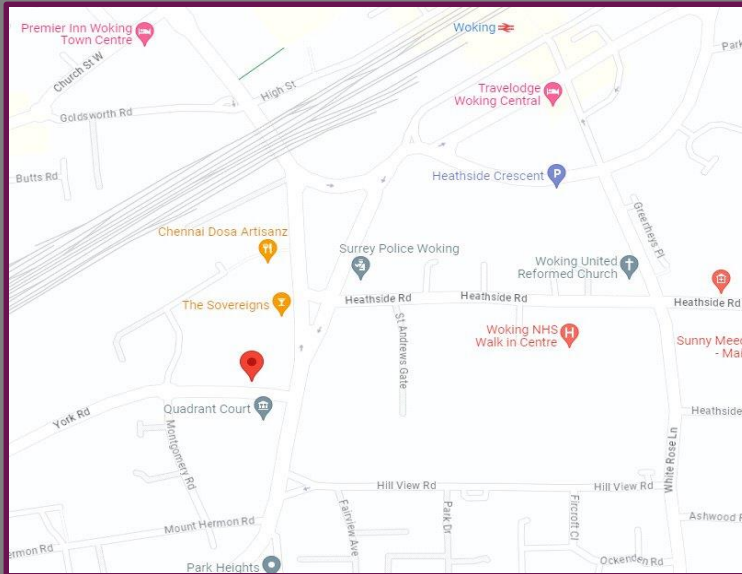


TOTAL FLOOR AREA : 391 sq.ft. (36.3 sq.m.) approx.

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 per 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		
(69-80) C	79	79
(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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