



The Old Brew House, 130-132 High Street, Old Woking,
Woking, Surrey, GU22 9JN

£305,000

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A luxury two double bedroom character apartment located in a superb, recently converted Brewery offering fantastic space with generous proportions throughout and high ceilings elevating the sense of space on offer.

This hugely convenient apartment has a bright entrance hall with doors to each internal room. The main living space has two tall windows bathing the room in natural light. The main reception space has stylish herringbone flooring running throughout and incorporates an open plan kitchen/dining and living area with a luxury fittings. The smart kitchen has a range of high gloss units and integrated appliances with ample space for a large dining table. Two bedrooms are on offer, both of which are double rooms and the master benefitting from full width windows and its own dressing area perfect for storage. The property is completed by a luxury bathroom with tiled surrounds, bath with shower over, glass shower screen, floating hand basin and low-level WC.

Further benefits are the secure entry system, bike store and allocated parking.

Council Tax C - £1,998.90pa

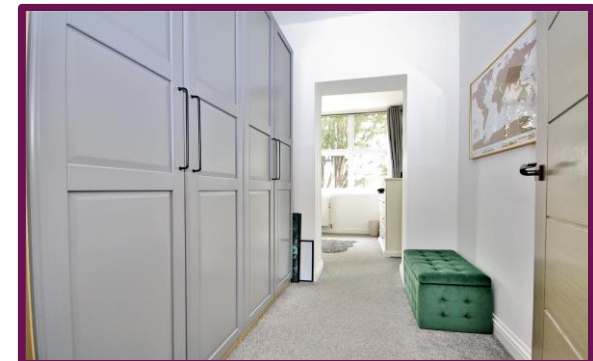
Service Charge & Buildings Insurance - £1,236pa

Ground Rent - £0pa

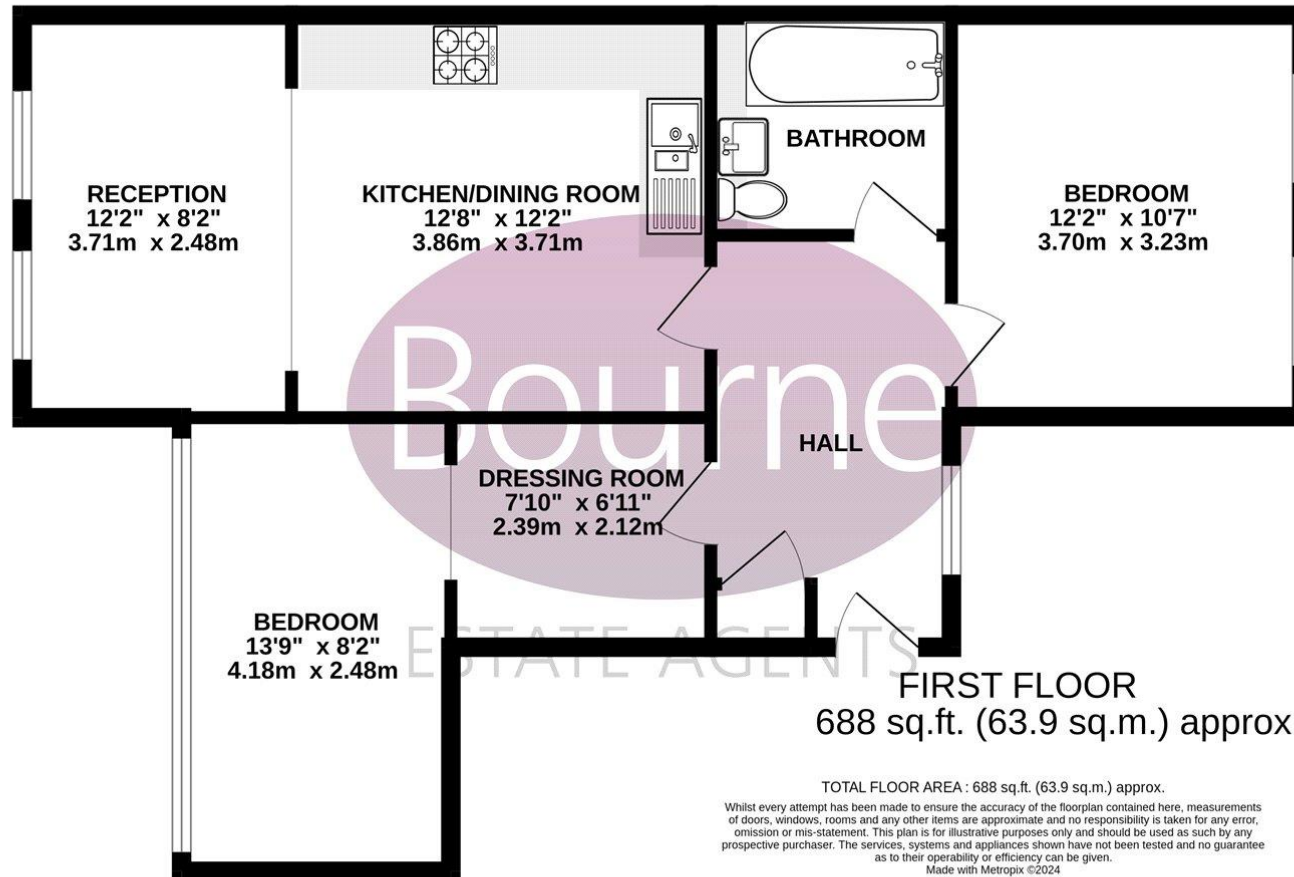
Share of Freehold - 120 years remain

(Figures correct for 2023-2024)

- First floor apartment
- Two double bedrooms
- Master bedroom with dressing room
- Open plan living space
- Luxury kitchen
- High ceilings
- Stylish bathroom
- Allocated parking
- Bike store
- Share of freehold

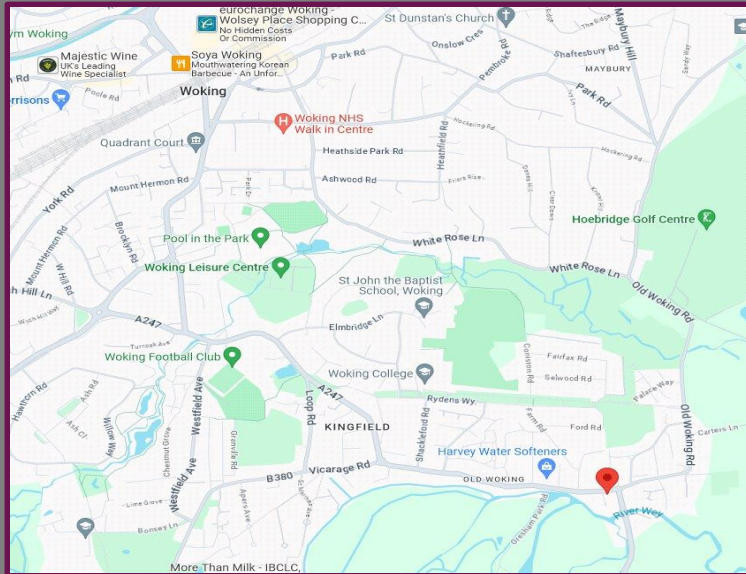


Floorplan



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	82	82
(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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