



The Spinney, West Hill, West Hill Road, Woking, Surrey, GU22 7UL

£300,000

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The Spinney is an stunning two bedroom ground floor apartment located just a short walk from Woking town centre.

Upon entering, stylish wooden flooring runs throughout the entrance hall which gives access to each room. The reception room is a generous dual aspect space with ample room for day to day living and dining. This bright living space has a lovely bay window to the front overlooking manicured communal gardens.

An archway from the dining space opens into the kitchen with a modern range of wall and base level units with works surfaces over, built in oven/gas hob and space for further appliances.

Both bedrooms are doubles with the master boasting a bank of fitted wardrobes with mirrored sliding doors. The bedrooms enjoy use of the family bathroom offering a bath with shower over, hand basin & WC in vanity unit, finished with fully tiled surrounds.

Externally there are manicured communal gardens for residents use and parking to the rear with the ability to park two vehicles.

Further benefits include full redecoration in Feb 2024 and modern gas boiler powered central heating.

Share of freehold - 966 Years remaining

Service charge - £900PA

Ground rent - £0PA

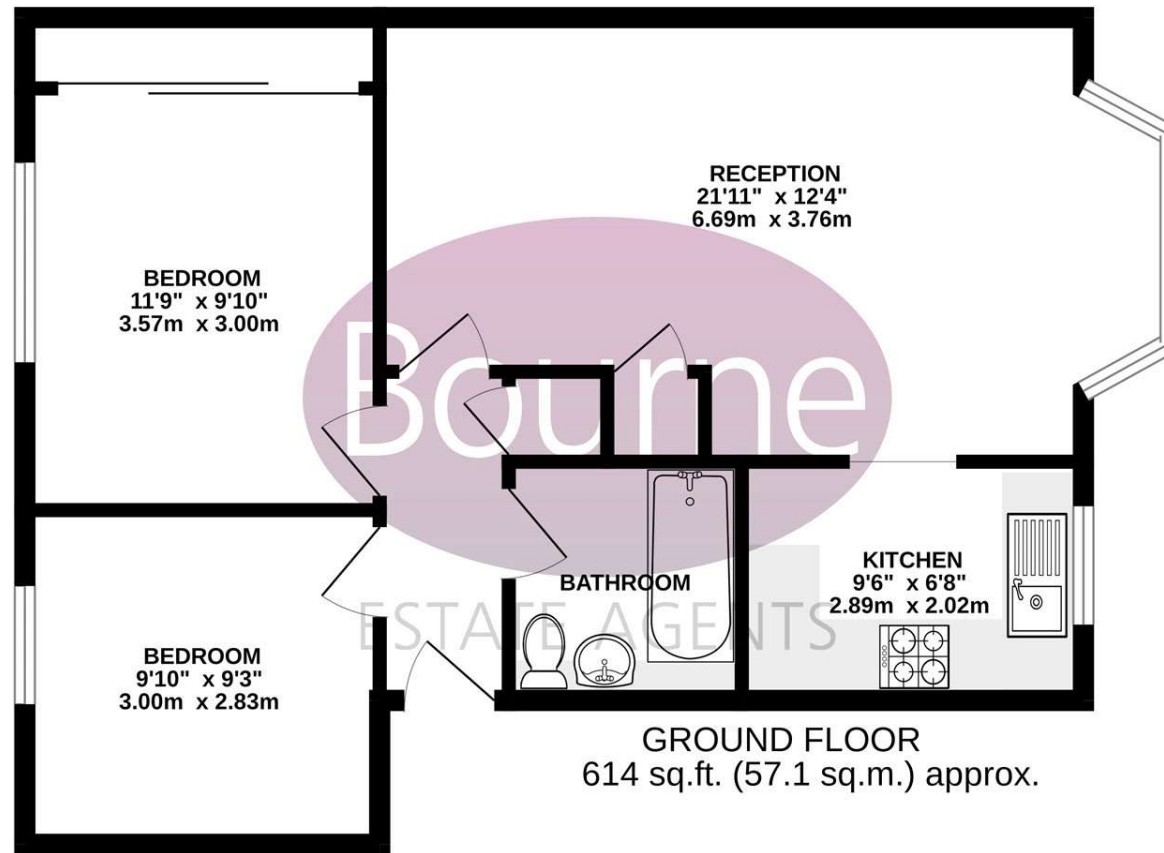
(Figures correct at time of publishing)

Council Tax Band C - £1,998.90pa (2023-2024)

- Modern purpose built block
- Ground floor apartment
- Two double bedrooms
- Bright dual aspect living/dining room
- Modern kitchen
- Stylish bathroom
- Fully redecorated
- Residents parking
- Enviable Town centre setting
- Share of freehold



Floorplan

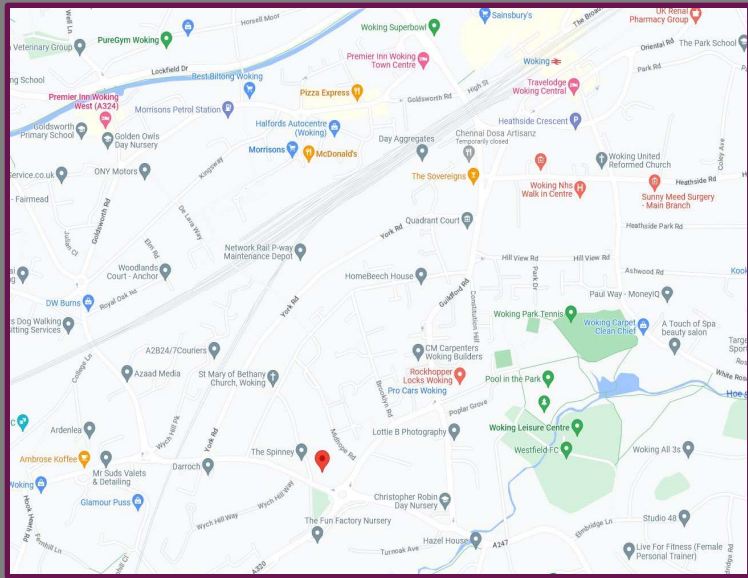


TOTAL FLOOR AREA : 614 sq.ft. (57.1 sq.m.) approx.

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		
(69-80) C	78	78
(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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