



Langley House, Jackmans Lane, Woking, Surrey, GU21 7RL £210,000



# Langley House, Jackmans Lane, Woking, Surrey, GU21 7RL

As you enter through the front door of the apartment, you are greeted by a welcoming hallway with access into the kitchen and bathroom and storage for shoes and coats.

The beautiful kitchen has been re-fitted and offers a range of base and eye level units with space for a breakfast bar to enjoy meals.

The large main reception room offers high ceilings, wooden flooring throughout and views over the communal gardens and stairs leading to the 2nd floor.

There is also a modern and bright three-piece bathroom, with shower cubicle, low level WC and a pedestal hand basin.

Stairs lead to the upper floor landing, where there are two sets of storage cupboards, which could also make this a wonderful area to have as a walk-in-wardrobe, a door leads into the dual aspect double bedroom with further great views over the communal gardens.

Further benefits include character features, share of freehold and secure entry into the building via intercom system

Externally there are well-maintained communal gardens and ample residents' parking.

Share of Freehold - 150 years remain

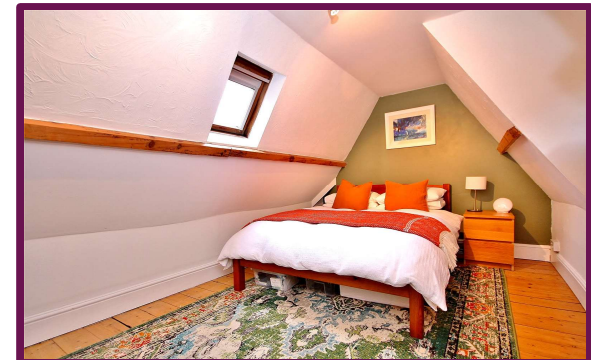
Service charge - £800 PA

Ground Rent - £1 PA - (Peppercorn)

(Figures correct at time of publishing)

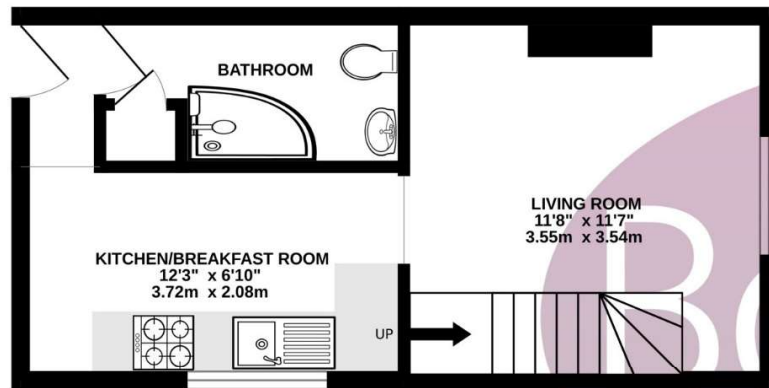
Council Tax Band B - £1,749.04pa

- Split-level apartment
- Period features
- One double bedroom
- Re-fitted kitchen
- Modern bathroom
- Communal gardens
- Secluded location

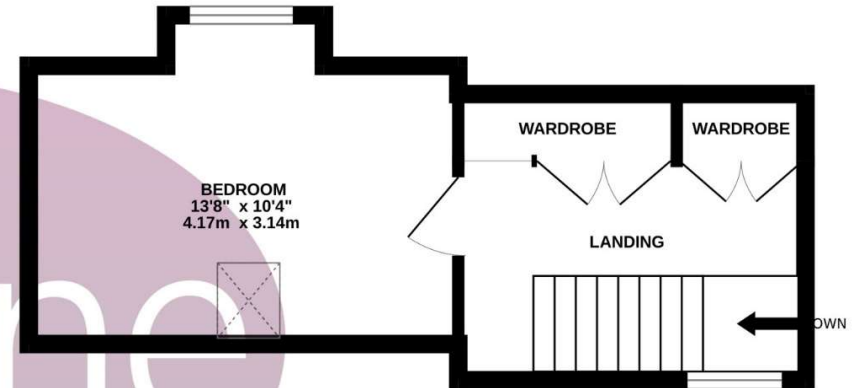


# Floorplan

1ST FLOOR  
273 sq.ft. (25.4 sq.m.) approx.



2ND FLOOR  
230 sq.ft. (21.4 sq.m.) approx.



Bourne  
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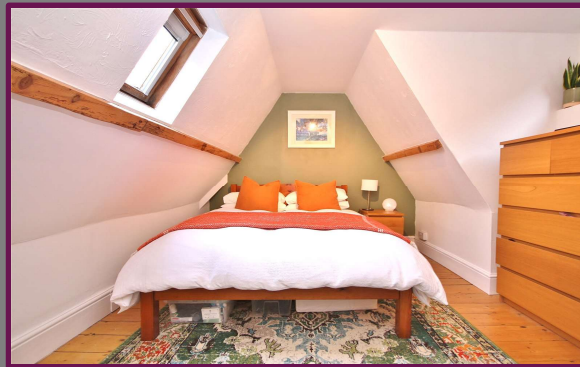
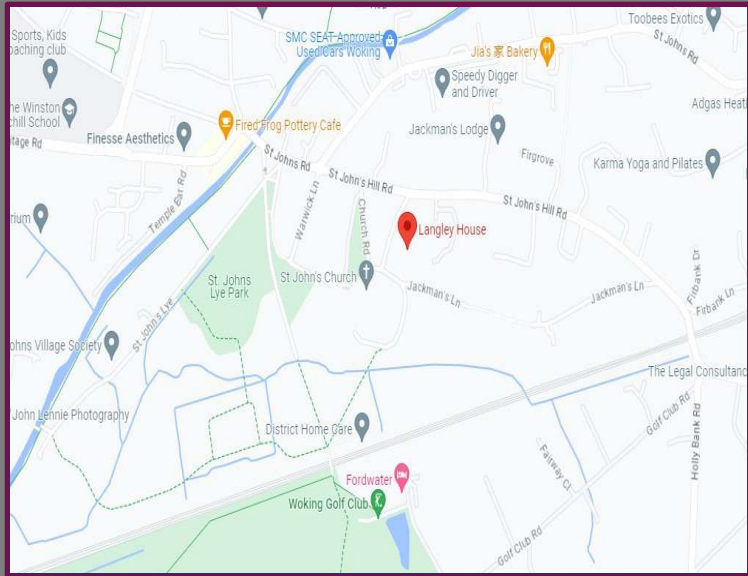
TOTAL FLOOR AREA : 504 sq.ft. (46.8 sq.m.) approx.

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.



# Location

Located in St Johns village, this property benefits from a vibrant high street offering a range of convenient shops. The picturesque towpaths of the Basingstoke Canal are also within easy reach. Woking, approximately one mile away, provides excellent shopping amenities and boasts one of the best train services to Waterloo in the area. The village is surrounded by several reputable primary schools and Winston Churchill secondary school.



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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