



Enterprise Place, 175 Church Street East, Woking, GU21 6AD

£300,000

Enterprise Place, 175 Church Street East, Woking, GU21 6AD

A magnificent two bedroom, two bathroom first floor apartment with large private terrace, offering the best of London living in an aspirational setting within easy reach of Woking town centre.

The accommodation comprises a large living area with door leading to a private terrace. The living space is open plan and decorated tastefully benefitting from a luxury kitchen with recently upgraded induction hob and other integrated appliances.

The master bedroom is a generous double with a smart en-suite shower room and also boasts a dressing area with built-in triple wardrobe with sliding doors.

The 2nd bedroom is also a large double currently used as a home office and gym and the modern fitted guest bathroom is accessed from the entrance hall which also has double storage cupboard.

Parking can be obtained in the neighbouring Victoria Way car park at a reduced rate for residents.

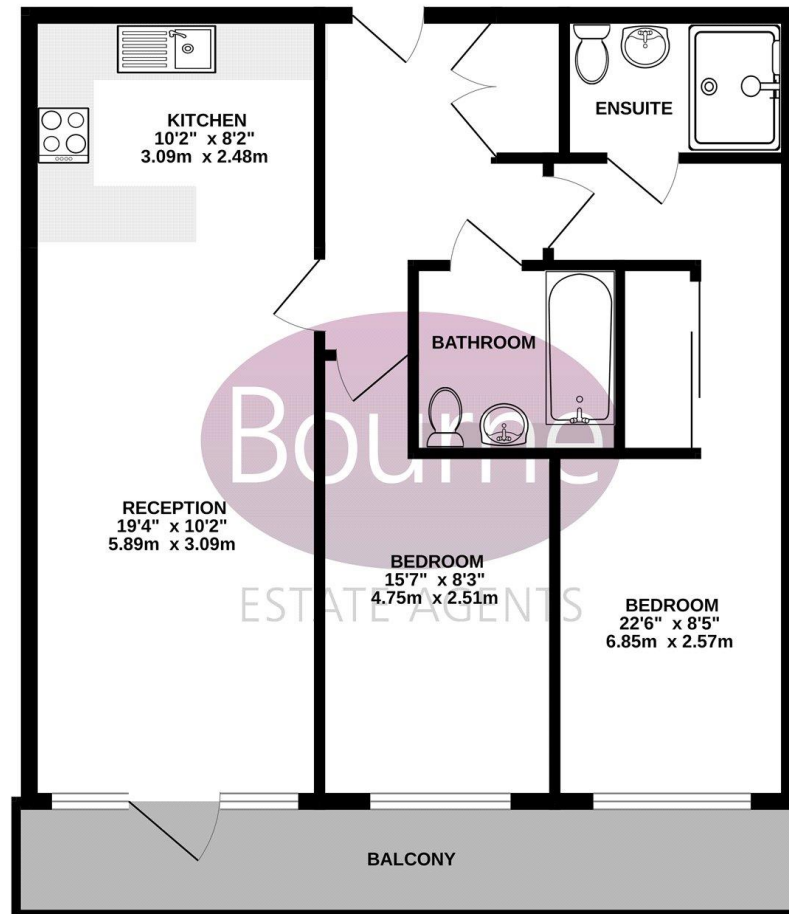
The building also benefits from a concierge service, secure entry and lifts to all floors.

Council Tax Band D - £2,248.77pa
Leasehold - 133 years remaining
Service Charge -£2,510pa
Ground Rent - £250pa
Review date - TBA

- First floor luxury apartment
- Two double bedrooms
- En-suite to master
- Modern kitchen with fitted appliances
- Smart family bathroom
- Bright reception room
- Private terrace
- Long lease
- Parking available locally at an additional but reduced cost



Floorplan

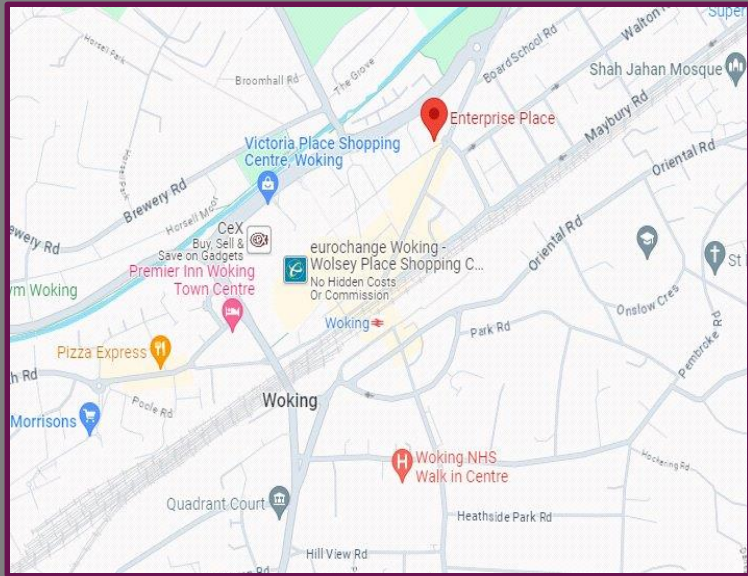


FIRST FLOOR
729 sq.ft. (67.7 sq.m.) approx.

TOTAL FLOOR AREA: 729 sq.ft. (67.7 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.
Made with Metropix ©2024.

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 and designer boutiques. 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	77	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