



Nankeville Court, Guildford Road, Woking, Surrey, GU22 7WH

A luxury 7th floor one bedroom apartment in the iconic New Central town centre development built by Barratt Homes.

This hugely convenient apartment boasts a generous living space with a door that opens to the balcony which offers far reaching views. The living/dining space is open plan with the kitchen offering a range of wall and base level units with integrated appliances, work surfaces and stylish tiled splashbacks.

The double bedroom has been cleverly designed with fitted wardrobes either side of the bed and a built-in airing cupboard with further storage. The bedroom has a floor to ceiling window with equally impressive views. The property is completed with a family bathroom with tiled surrounds, bath with shower over, glass shower screen, hand basin and low-level WC.

Further benefits are the secure telephone entry system, lifts to all floors including secure allocated underground area with bike stores, use of the gym and the on-site concierge team. The development has an extremely useful Tesco Express on site for added shopping convenience.

Council Tax Band C - £1,998.90 pa

Service Charge & Buildings Insurance - £1440 pa

Ground Rent - £300 pa

Leasehold - 287 years remain

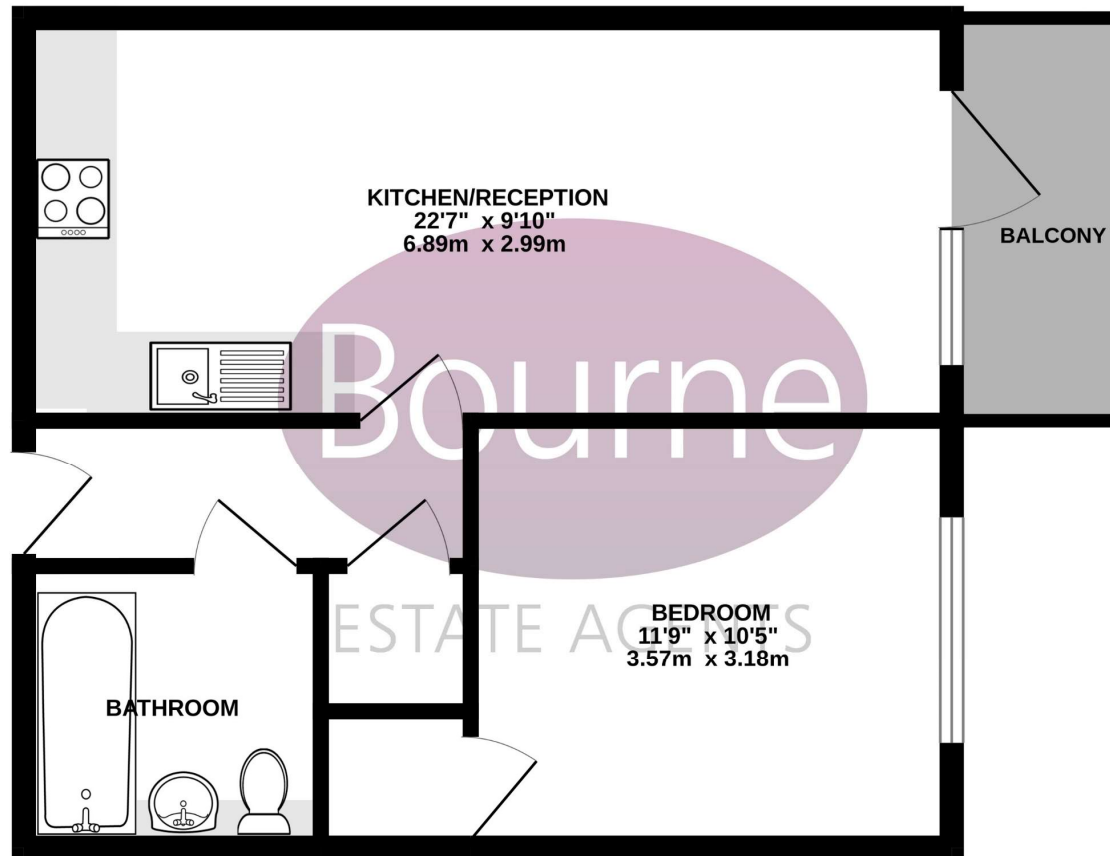
(Figures correct for 2023-2024)

- 7th floor apartment
- Generous double bedroom
- Open plan living space
- Luxury kitchen
- Balcony with far reaching views
- Fitted wardrobes
- Immaculate condition
- No onward chain
- Town centre location
- Residents gym facilities



Floorplan

7TH FLOOR
458 sq.ft. (42.5 sq.m.) approx.

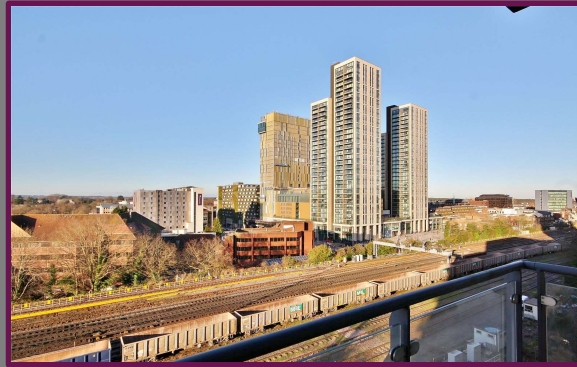
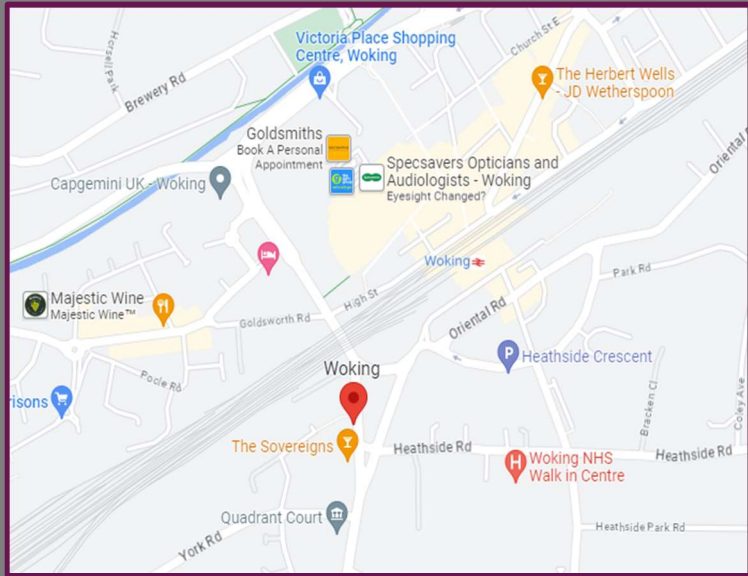


TOTAL FLOOR AREA : 458 sq.ft. (42.5 sq.m.) approx.

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.



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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