



Hill View Court, Woking, Surrey, GU22 7QN

An incredibly well presented, two double bedroom, split level apartment has been refurbished and now offers a stunning new kitchen and bathroom. Located within a few minutes walk of Woking Station and town centre with excellent access to shops, restaurants and theatre. The property offers spacious accommodation over two floors comprising main reception with skylight and balcony, dining area, kitchen, two double bedrooms and bathroom.

A door leads to communal hallway and stairs leading to the front door of the apartment. The front door leads to an entrance hallway with door to master bedroom and bedroom two. The master bedroom has built in wardrobes and large picture window. The 2nd bedroom is also a generous double again with large window and has a useful storage/utility cupboard housing the washing machine. The bedrooms are serviced by a refitted family bathroom comprising panel enclosed bath with shower over, low level WC and hand basin in vanity storage unit.

Stairs lead to a bright reception room with floor to ceiling windows, balcony and roof light. The kitchen has been made open plan to the dining area and incorporates a range of new wall and base level units with worksurfaces over, space for integrated appliances and breakfast bar with seating.

Externally there are well kept communal gardens, garage in block and residents parking.

It is also worth noting in addition to the upgrades by the owners, new gas central heating has been installed, new internal doors and redecoration throughout.

Council Tax Band C - £1998.90pa

Leasehold - 937 years remain

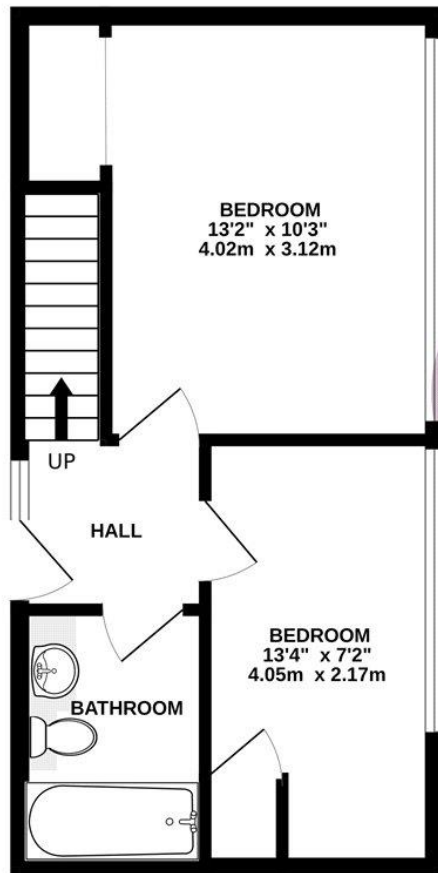
Service charge - £2,085pa

- Split level apartment
- Two double bedrooms
- Spacious living room/dining room
- Brand new fitted kitchen
- Stylish refitted bathroom
- Large balcony
- Garage in block
- New gas central heating
- Town centre location
- Immaculate condition

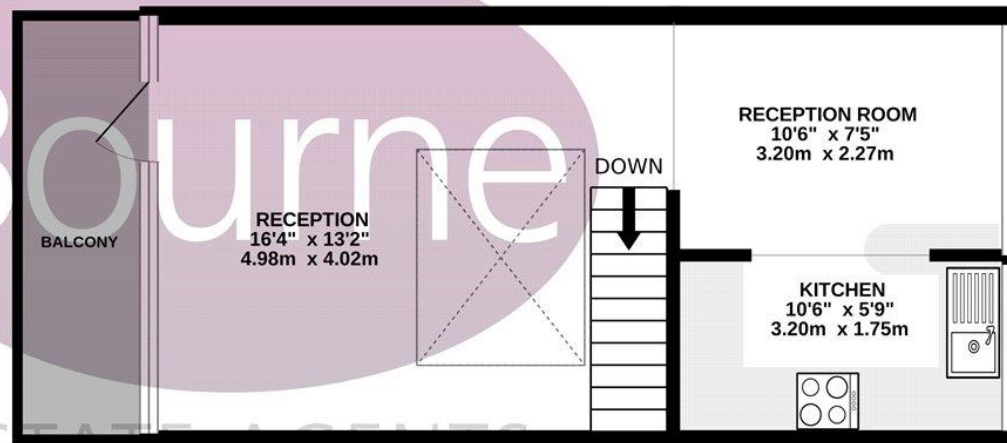


Floorplan

SECOND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



THIRD FLOOR
354 sq.ft. (32.9 sq.m.) approx.

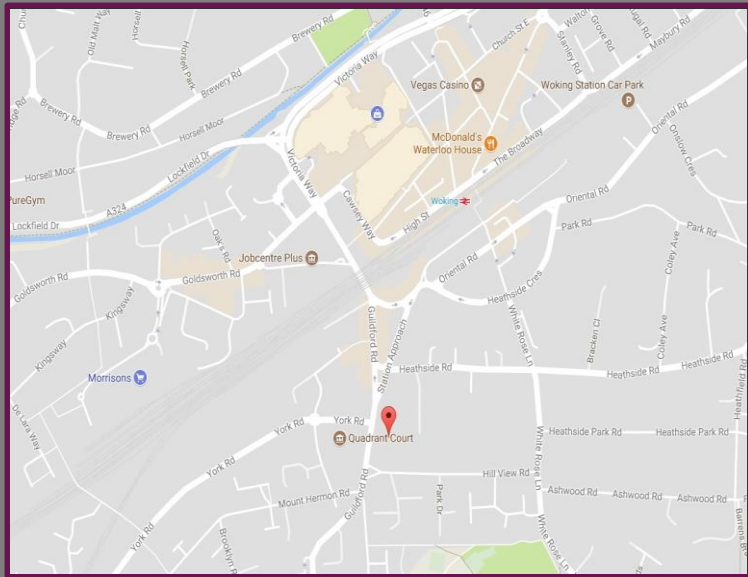


TOTAL FLOOR AREA : 696 sq.ft. (64.7 sq.m.) approx.

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.
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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). There are two main shopping centres, The Peacocks Centre and Wolsey Place, both hosting all the 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		74
(55-68) D	57	
(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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