



Maybury Place, 58 Sandy Lane, Woking, Surrey, GU22 8BW

£240,000

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A stunning first floor apartment located in a highly sought-after modern development in a well regarded residential area.

Secure entry leads to well maintained communal areas and to the apartment. Upon entering the property, you are welcomed by a spacious entrance hall with doors to each internal room. The hallway also boasts two large than average storage cupboards. The property boasts an impressive open plan kitchen/diner which has been beautifully decorated with feature wall. The kitchen offers a range of stylish high gloss wall and base level units with a range of integrated appliances and is bright with three windows allowing for plenty of natural light.

The property has a generous double bedroom with fitted wardrobes and views across communal gardens. The bedroom is serviced by an upgraded family bathroom comprising bath with shower over, low level WC and hand basin in vanity unit.

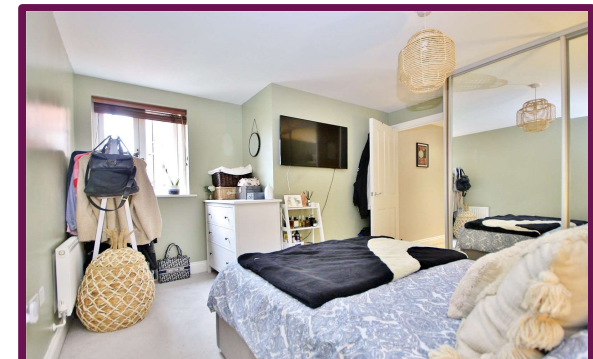
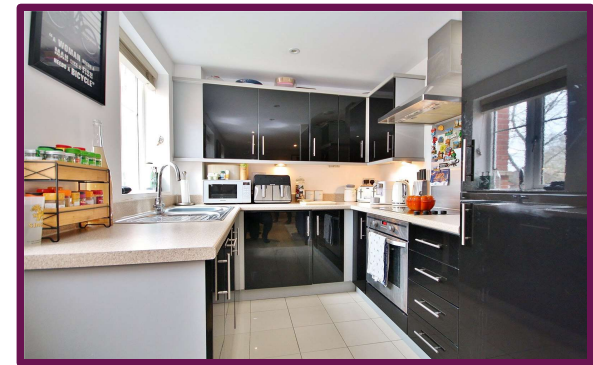
This property comes with the added bonus of gated undercroft parking, ensuring that you never have to worry about finding a parking spot. A rare find, this property also has a private store with double doors, extremely handy for sports/outdoor equipment etc.

You'll also have access to the lovely well-maintained gardens, perfect for relaxing on a warm summer day.

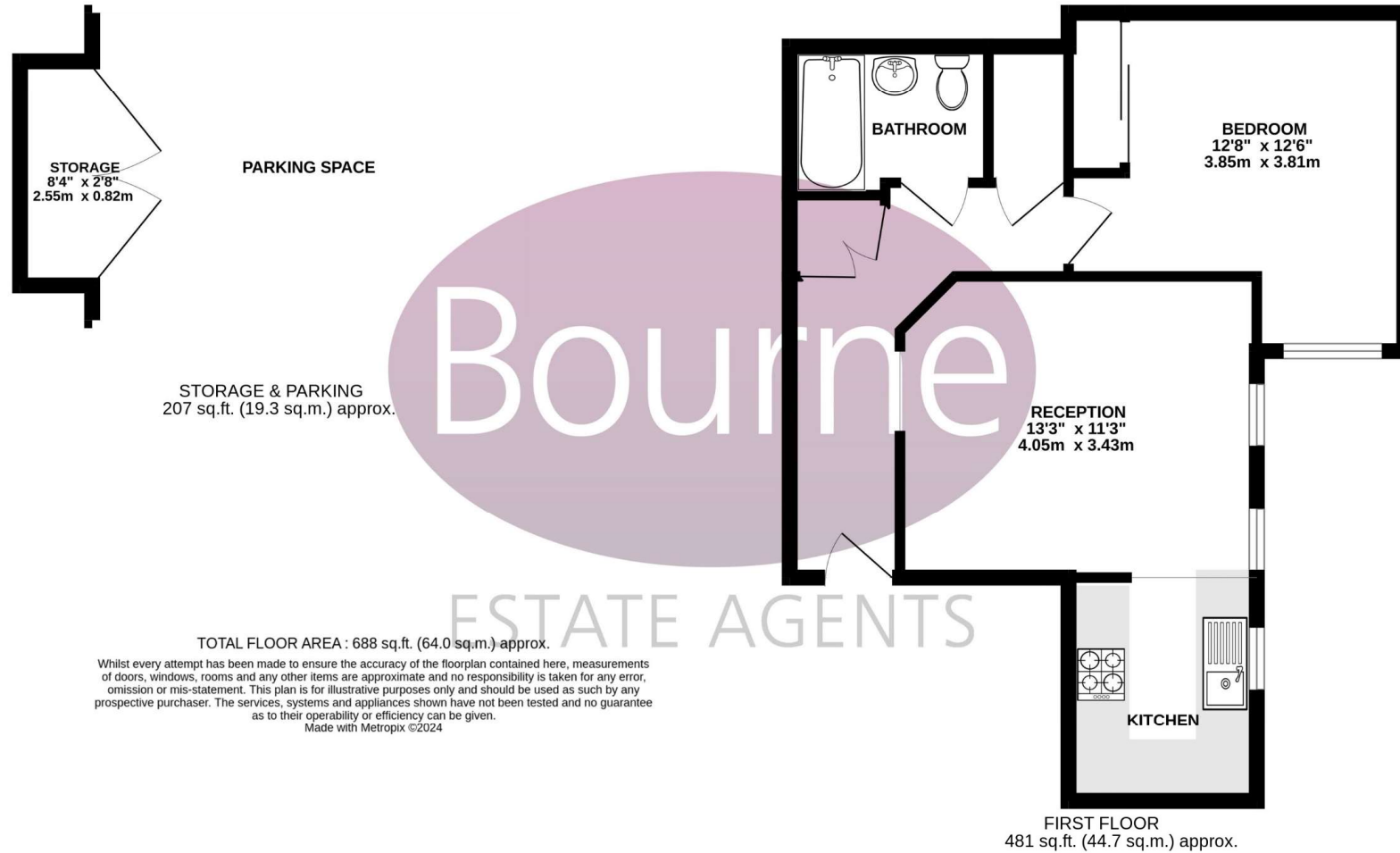
With its prime location and excellent features, Maybury Place is a must-see property for those seeking a comfortable and convenient lifestyle.

Council Tax Band C - £1,998.90pa
Service charge - £2,324.56pa
Ground rent - £200pa
Leasehold - 108 Years remaining
(figures correct for 2023 -2024)

- First floor apartment
- Bright open plan kitchen/living room
- Large double bedroom
- Stylish upgraded bathroom
- Undercroft gated parking
- Private store
- Ample internal storage
- Modern development



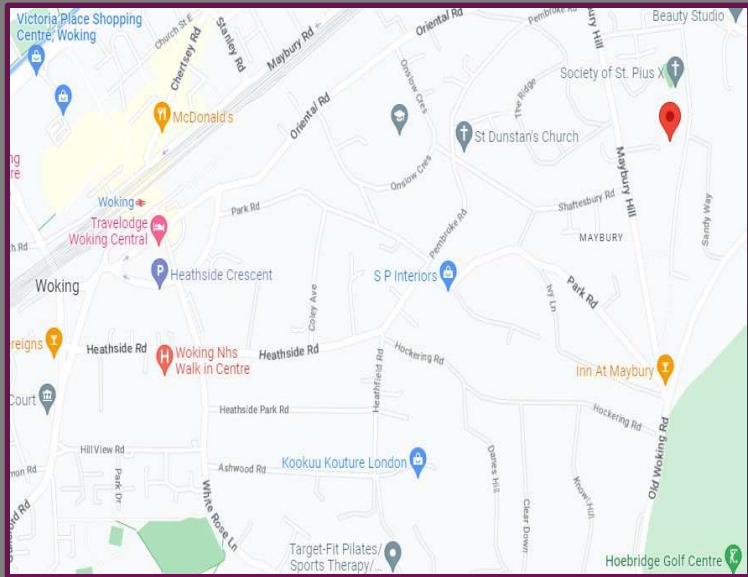
Floorplan



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	84	84
(69-80) C		
(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