



ESTATE AGENTS



FOR SALE
Bourne
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163 York Road, Woking, Surrey, GU22 7XS £215,000

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An immaculately presented first floor conversion apartment situated in a town centre location.

Entered via a secure telephone system, redecorated communal areas lead to the front door. A front door leads to the inner hallway with door to bathroom, double bedroom and opening to living room.

The living room is spacious and bright, with dual aspect windows and a door leading to a private balcony and a door into the modern kitchen.

The balcony offers south facing views, with space for a table and chairs for seating.

The kitchen provides a range of wall and base level units, work surfaces over, space for appliances and fold out table for eating.

The double bedroom is large and again has dual aspect windows allowing plenty of natural light and accommodation is finished with the bathroom with modern white suite.

To the rear of the property there is allocated residents parking.

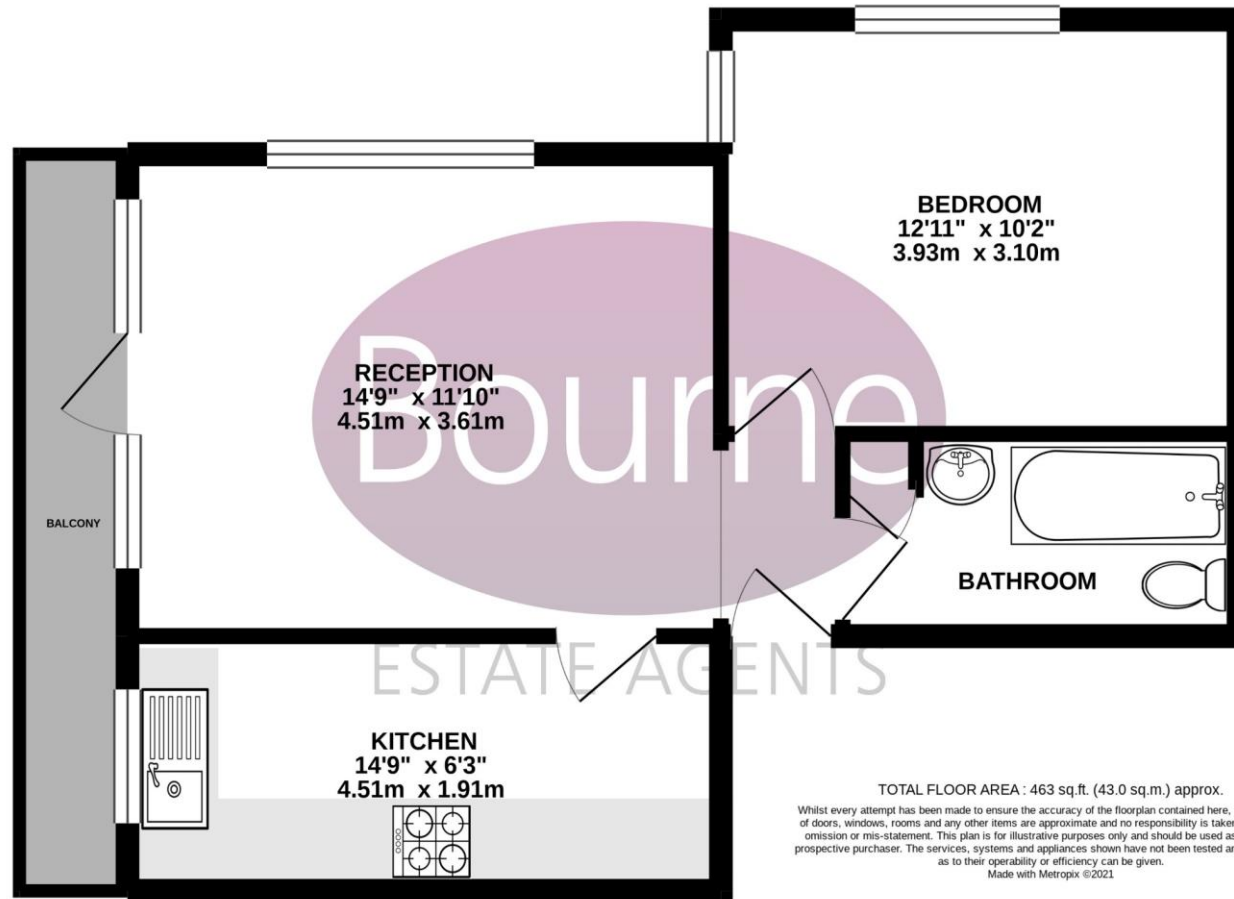
Leasehold - Apartment - 91 years remaining
leasehold - Parking space - 121 years remaining
Service charge - £2,200 PA
Ground Rent - £0PA - (Peppercorn)
(Figures correct at time of publishing)

- First floor conversion apartment
- Dual aspect double bedroom
- Dual aspect living room
- Stylish kitchen/breakfast room
- Modern bathroom
- Private balcony
- Allocated parking
- Close to Woking town centre
- Gas central heating
- Great first time purchase or investment



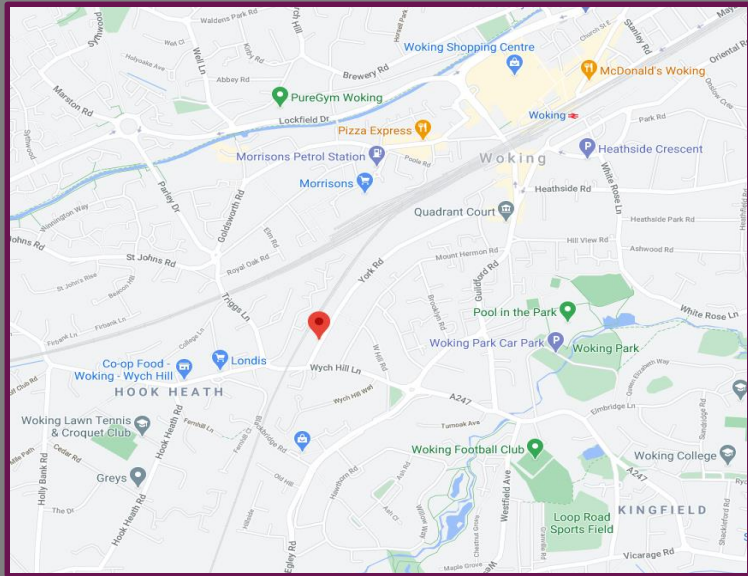
Floorplan

FIRST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



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		
(69-80) C		
(55-68) D	64	78
(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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