

Bourne

ESTATE AGENTS



College Court, 17 College Road, Woking, Surrey, GU22 8DT

£230,000

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College Court is a small development of quality apartments built by Alexson Developments in 2012.

The development is share of freehold and run by the residents giving them control over the block and there are also well maintained and smart common areas.

Throughout the flat the feeling of light and space is enhanced by the neutral decor and the quality of the presentation. The main living space is a spacious sitting/dining room which is open plan to a kitchen which makes this the perfect day to day living/entertaining space. Doors from the living space open out onto a communal patio area with garden space either side. A handy storage cupboard in the living room completes this space.

The kitchen is fitted out with an excellent array of Paula Rosa units and granite worktops along with various integrated appliances that include a stainless-steel oven and hob, fridge freezer, washing machine and a dishwasher.

Off the hallway, the bedroom is a comfortable double with built in wardrobes. Servicing the bedroom is the bathroom which is well appointed with a modern white contemporary suite and tiled surrounds. A storage cupboard in the hall completes the accommodation.

At the rear of the apartments there is an allocated parking space for the flat as well as a bike store and a well-tended communal garden.

There are solar panels on the roof and all proceeds go to the resident's management funds.

EPC – Band C

Council Tax Band C – £1,998.90pa

Service Charges – £1,080pa

Ground Rent - £0pa

Share of Freehold - 106 years

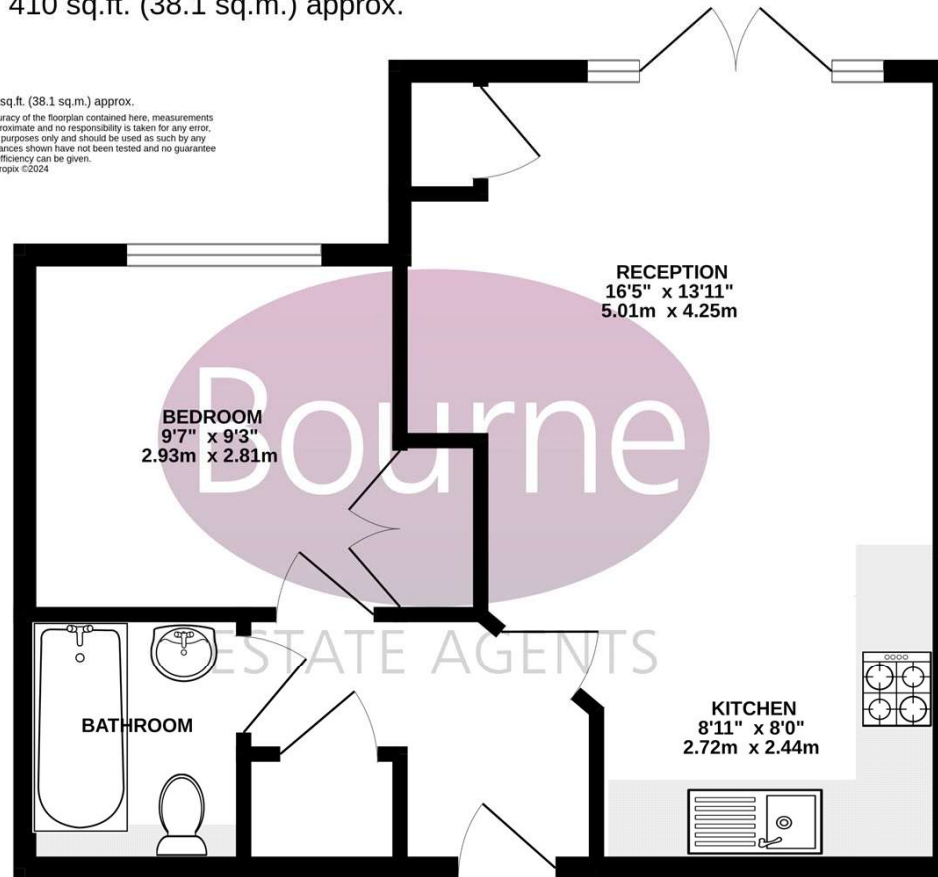
- Ground floor apartment
- Double bedroom
- Open-plan living
- Built in kitchen appliances
- French doors to communal gardens
- Stylish bathroom
- Popular location
- Share of freehold
- Allocated Parking
- Excellent rental investment



Floorplan

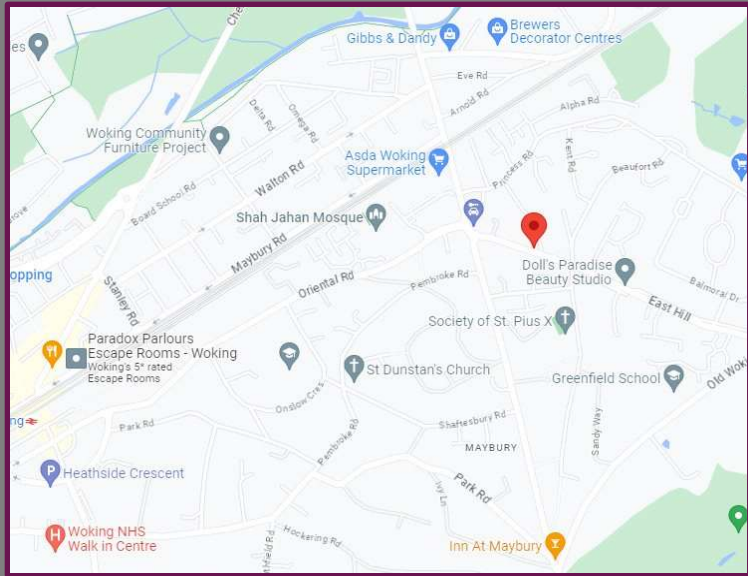
GROUND FLOOR 410 sq.ft. (38.1 sq.m.) approx.

TOTAL FLOOR AREA : 410 sq.ft. (38.1 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 per 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	80	80
(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...

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