



The Old Brew House, High Street, Old Woking, Woking, Surrey, GU22 9JN £250,000

# The Old Brew House, High Street, Old Woking, Woking, Surrey, GU22 9JN

A larger than average second floor, one bedroom character apartment located in a superb, recently converted Brewery offering fantastic space with generous proportions throughout and vaulted ceilings with skylights elevating the sense of space on offer.

This hugely convenient apartment has a bright entrance hall with doors to each internal room and helpful storage cupboard and shelving. The generous main living space has a large south facing window offering fantastic views, with stylish herringbone flooring running throughout and incorporating an impressive open plan kitchen/dining and living area with a luxury fittings. The smart kitchen has a range of high gloss units and integrated appliances with ample space for a large dining table. Another large skylight above the kitchen floods the space with natural light.

A large double bedroom has ample space for bed and associated furniture. The property is serviced by a luxury bathroom with window, tiled surrounds, bath with shower over, glass shower screen, floating hand basin and low-level WC.

Further benefits are the secure entry system, bike store and allocated parking.

Council Tax C - £1,998.90pa

Service Charge & Buildings Insurance - £2,100pa

Ground Rent - £0pa

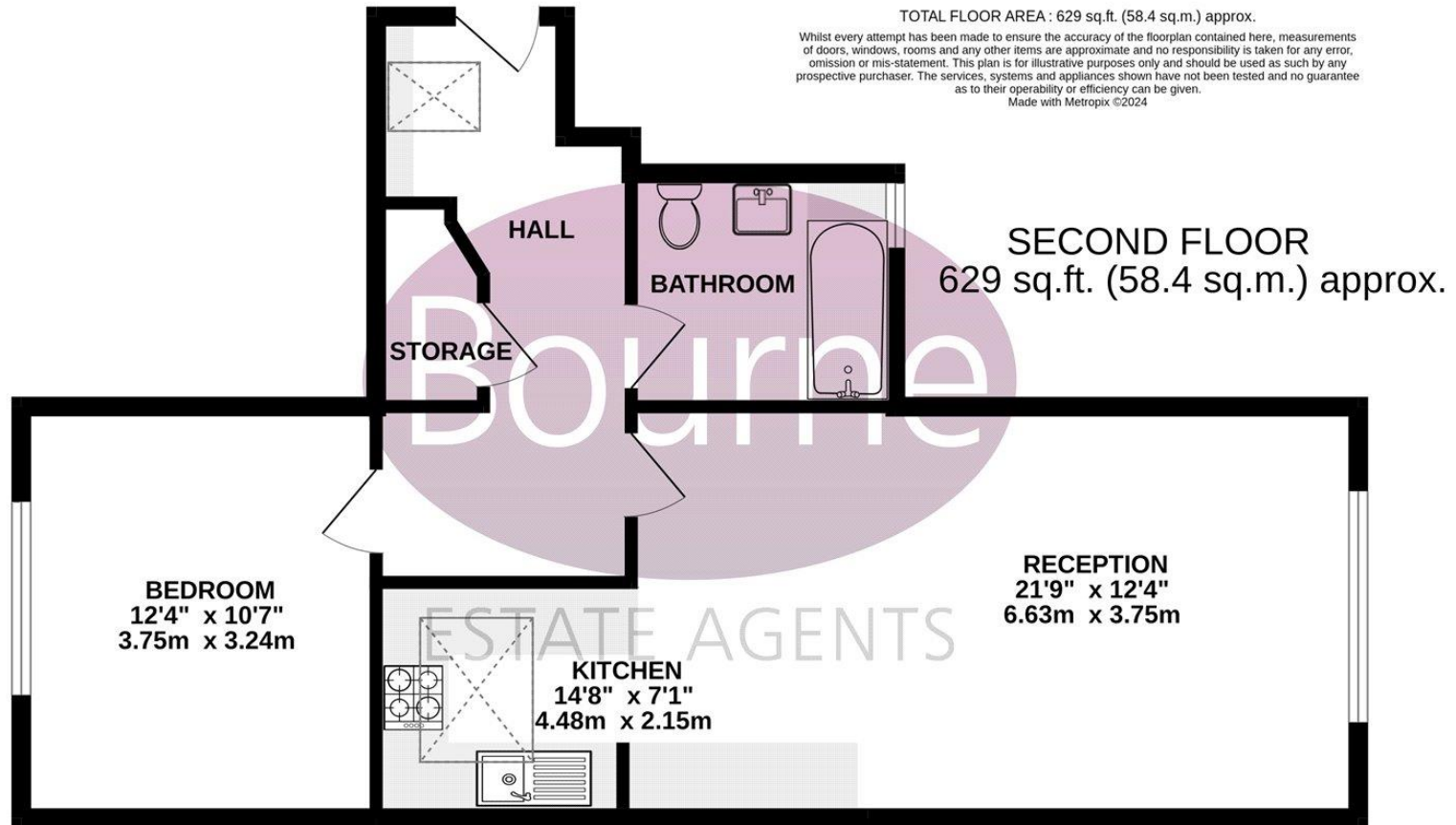
Share of Freehold - 120 years remain

(Figures correct for 2023-2024)

- Second floor apartment
- Generous double bedroom
- Open plan living space
- Luxury kitchen
- High ceilings
- Stylish bathroom
- South facing views
- Allocated parking
- Bike store
- Share of freehold

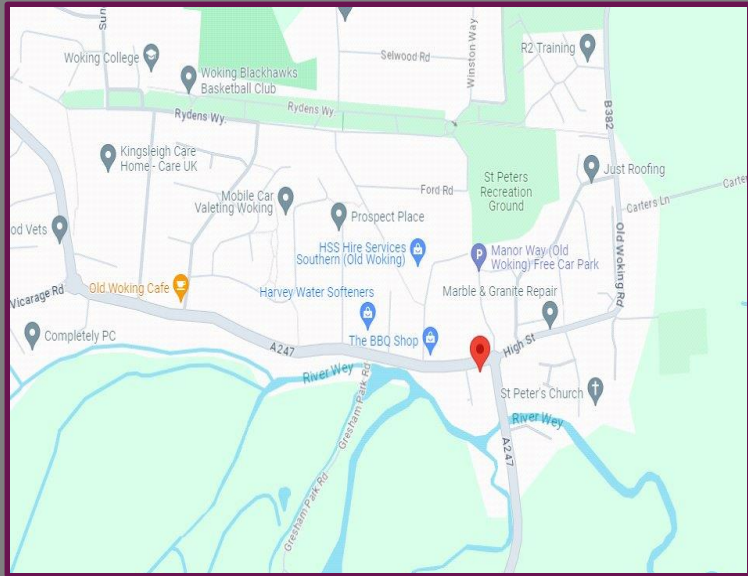


# Floorplan



# 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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**