



ESTATE AGENTS



London House, High Street, Old Woking, Woking, Surrey, GU22 9JN

£300,000

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A spacious ground floor, 2 double bedroom, 2 bathroom maisonette in modern converted building boasting stunning fittings throughout and private garden space.

Entering through your own front door, you step into a hallway with space for shoes and coats and door into the living room. The living space is bright and is well laid out with open plan kitchen, high quality flooring and is both spacious and bright with a large full width window. The kitchen offers a range of units with quartz worksurfaces and integrated appliances including, fridge freezer, washing machine, oven, hob and dishwasher.

Two double bedrooms are on offer with each benefitting from fitted wardrobes and the master boasting an en-suite shower room. The 2nd bedroom is serviced by a three piece bathroom with shower over bath, low level WC, pedestal hand basin and tiled surrounds.

In addition the property also features a peaceful private side garden which is a perfect space to catch the sun in the evenings and entertain friends.

Additional benefits include a share of the freehold and allocated residents parking.

Council Tax Band C - £2,108.09pa

Share of freehold - 119 years remaining

Service charge - £1440pa

Ground rent £0pa

(price correct for 2024 - 2025)

- Ground floor maisonette
- Two double bedrooms
- En-suite to master
- Family bathroom
- Built in wardrobes
- Open plan kitchen/living room
- High quality finish
- Private garden
- Allocated parking
- Share of freehold

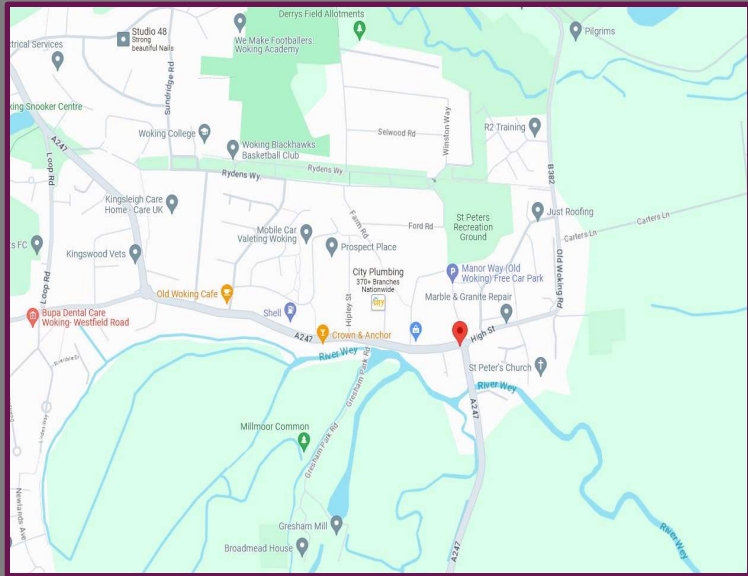


Floorplan



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+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	52
(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