





# Ash House, Acer Grove, Woking, Surrey, GU22 9FL

A luxuriously appointed one bedroom apartment boasting stylish modern fittings and a Juliet balcony, located in the flagship Willow Reach development.

Entering the property, a hallway gives access to each room and has two large storage cupboards with utility space for washing machine. This exceptional property features an open plan luxury kitchen, living and dining room with floor to ceiling window and French doors with glass balustrade Juliet balcony offering an idyllic vantage point of the local landscape. The kitchen has a smart, sleek range of high gloss units, integrated appliances and built in appliances with breakfast bar and seating.

The generous double bedroom with fitted double wardrobe is well appointed with modern fittings and exudes a hotel-like ambiance with dual aspect windows. The bedroom is serviced by an indulgent family bathroom with stylish tiled surrounds, bath with shower over and glass shower screen, low level WC, floating hand basin and chrome towel rail.

Convenience and comfort are key elements of this residence, with allocated and visitor parking available and well-maintained communal areas.

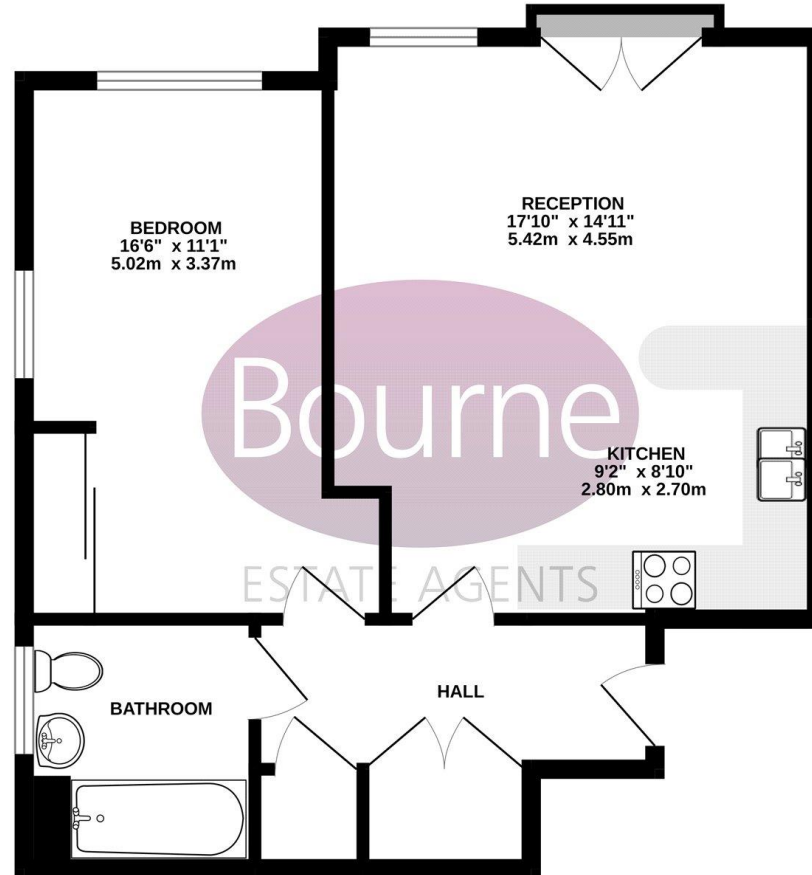
Council Tax Band C - £2,108.09pa  
(price correct for 2024 - 2025)  
Leasehold - 115 years remaining on lease  
Service Charge £1,431 pa  
Ground rent £250 pa

- First floor apartment
- Generous double bedroom
- Fitted wardrobes
- Luxuriously appointed
- Open plan layout
- Sleek modern kitchen
- Juliet balcony
- Stylish bathroom
- Allocated parking
- Walking distance to Woking town centre



# Floorplan

FIRST FLOOR  
552 sq.ft. (51.2 sq.m.) approx.

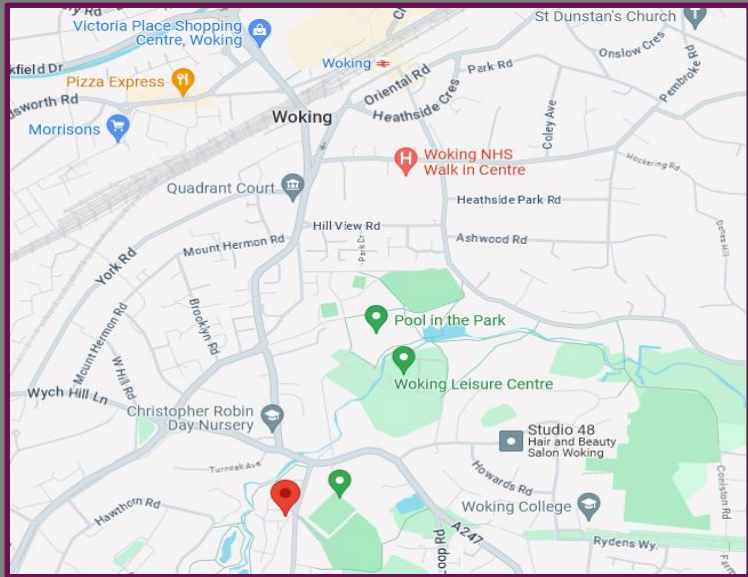


TOTAL FLOOR AREA : 552 sq.ft. (51.2 sq.m.) approx.

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+) <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...

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