



Enterprise Place, Church Street East, Woking, Surrey, GU21 6AD

£280,000



# Enterprise Place, Church Street East, Woking, Surrey, GU21 6AD

A redecorated and very well presented two bedroom, two bathroom apartment located on the 2nd floor with south facing balcony, offering the best of London living in an aspirational setting within easy reach of Woking town centre.

The accommodation comprises a large living area with door leading to a south facing balcony. The living space is open plan and redecorated benefitting from a luxury kitchen with integrated appliances and breakfast bar.

The master bedroom is a generous double with a en-suite shower room exuding a hotel style feel and also boasts a dressing area with built-in wardrobes.

The second bedroom is also a large double currently and is complimented by modern fitted guest bathroom is accessed from the entrance hall which also has double storage cupboard.

Parking can be obtained in the neighbouring Victoria Way car park at a reduced rate for residents.

The building also benefits from a concierge service, secure entry and lifts to all floors.

Council Tax Band D - £2371.60pa  
Leasehold - 133 years remaining  
Service Charge -£2,510pa  
Ground Rent - £250pa

- 2nd Floor luxury apartment
- Redecorated throughout
- Two double bedrooms
- En-suite to master
- Modern kitchen with fitted appliances
- Luxury family bathroom
- Bright reception room
- South facing balcony
- Long lease
- Parking available locally at an additional but reduced cost

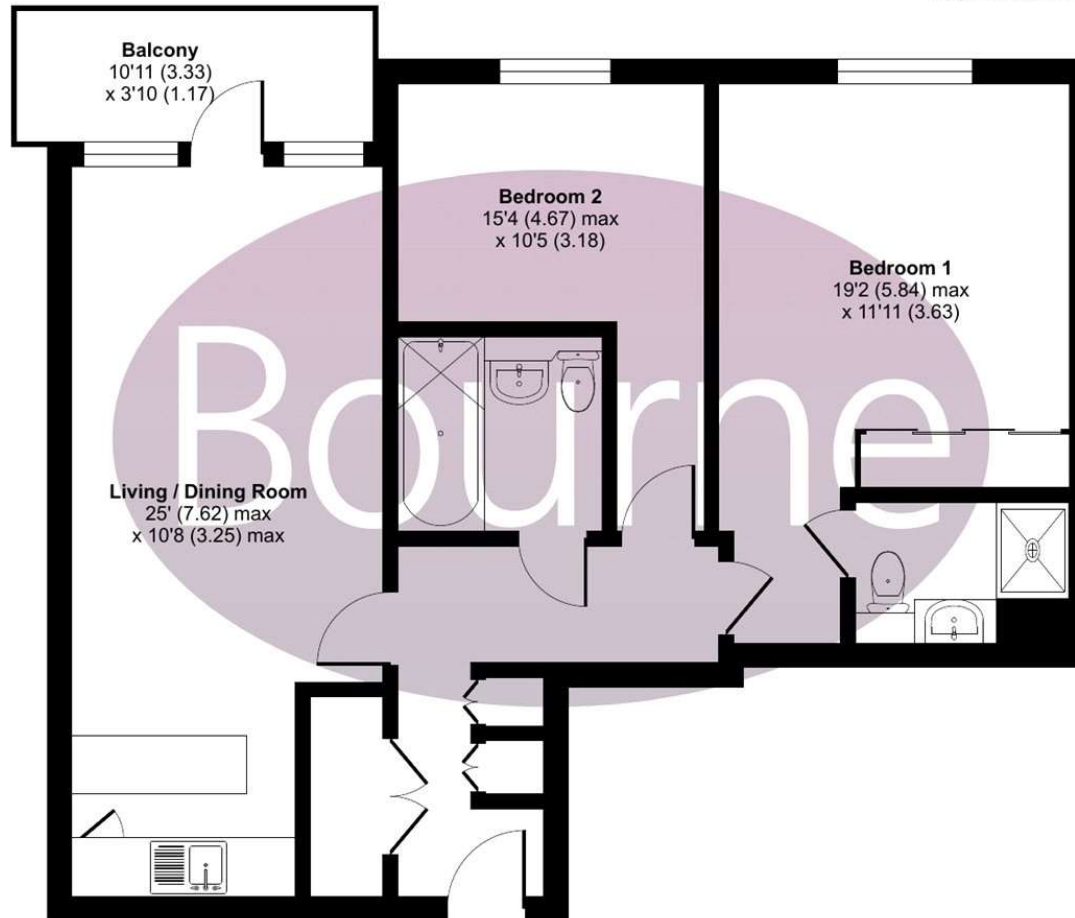


# Floorplan

## Church Street East, Woking, Surrey, GU21

Approximate Area = 767 sq ft / 71.2 sq m

For identification only - Not to scale



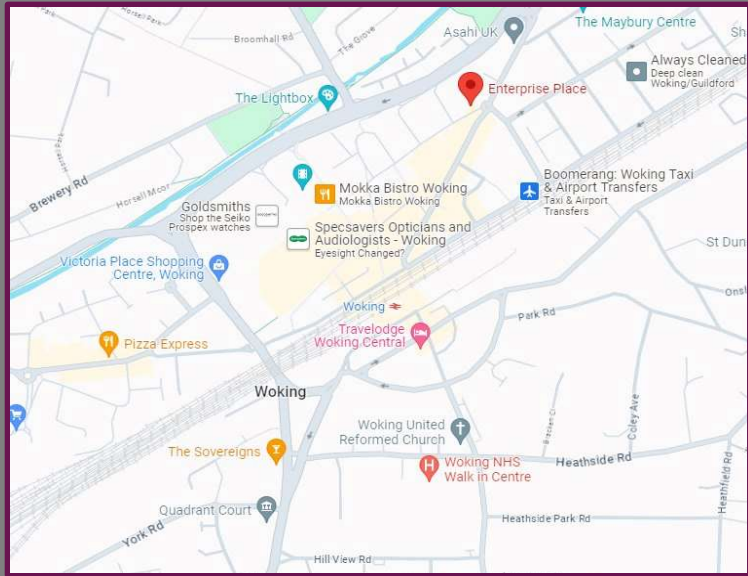
**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2024. Produced for Bourne Estate Agents. REF: 1122737

# 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 and designer boutiques. 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>	78	82
(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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