



ESTATE AGENTS



Raeburn Grove, St. Johns Hill Road, Woking, GU21 7FD

£175,000

Raeburn Grove, St. Johns Hill Road, Woking, Surrey, GU21 7FD

The apartment is positioned towards the rear of the complex and away from the road, offering a peaceful setting.

The apartment boasts lovely far-reaching views and overlooks the communal grounds. The double-aspect living room is bright and airy, complemented by an adjacent fully fitted kitchen.

The property includes two double bedrooms with fitted cupboards, a large bathroom, a hallway with a useful storage cupboard, and an airing cupboard.

Additional features include secure entry, a lift to all floors, an estate manager, an emergency alarm service, and fresh décor throughout.

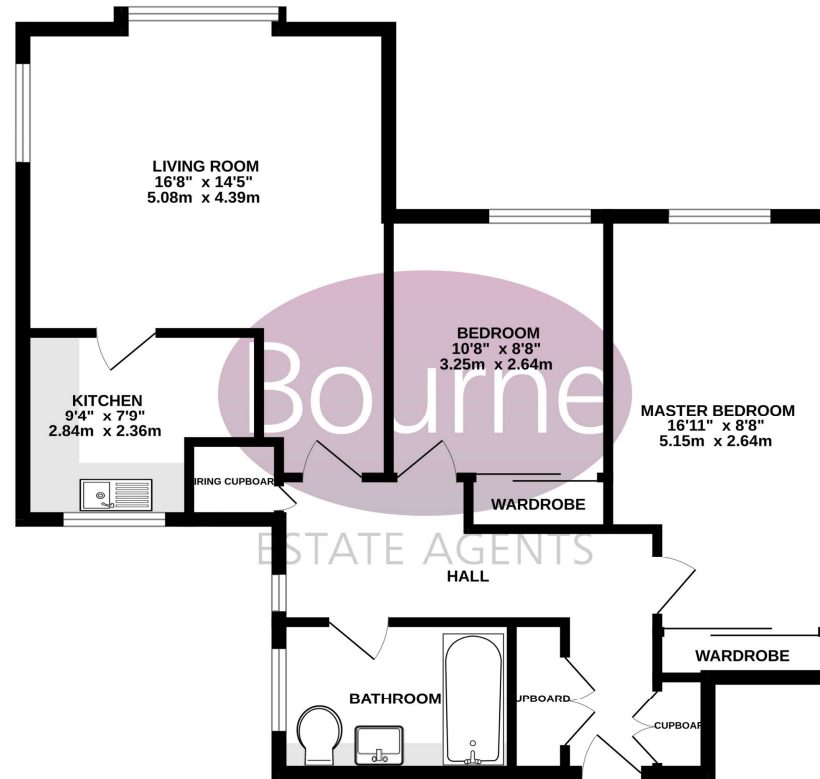
Council Tax Band D - £2,371.60pa
Service charge is £5,351.04pa
Lease remaining: 62 years

- Two double bedrooms
- Age restricted development
- Leafy far-reaching views
- Estate manager on call
- Spacious reception room
- Kitchen with space for appliances
- Parking



Floorplan

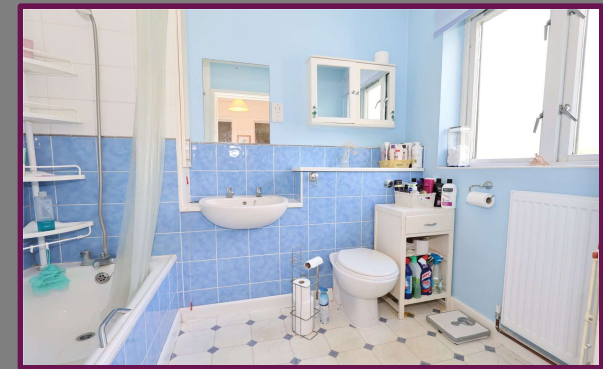
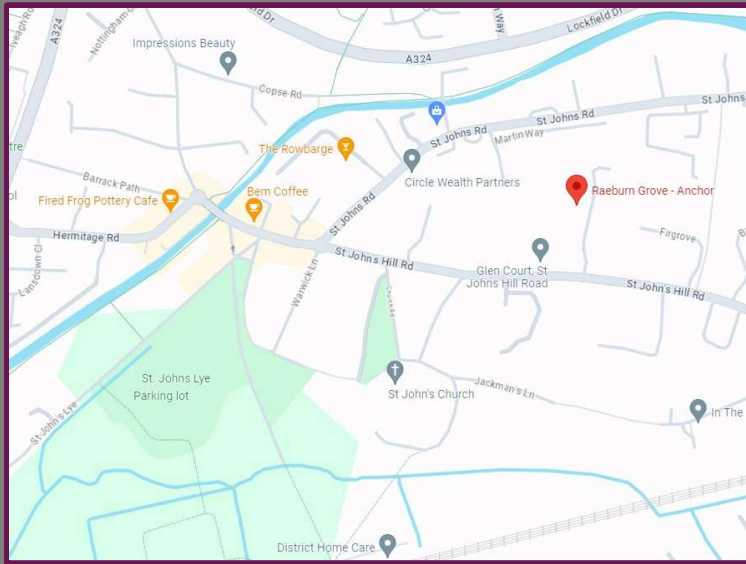
GROUND FLOOR



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

St. John's is a small village with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John's are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	69	76
(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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