



Wells Court, Albert Drive, Woking, Surrey, GU21 5UB

£245,000

# Wells Court, Albert Drive, Woking, Surrey, GU21 5UB

Stylish 1 bedroom luxury apartment in a secure gated development on the outskirts of Woking town centre with allocated parking.

The open plan living/dining/kitchen area features a Juliette balcony and high ceilings, the stylish modern kitchen offers high gloss units, tiled splash back and a range of integrated appliances

The double bedroom is both light and airy with two windows. The property is completed with a family bathroom with tiled surrounds, bath with shower over, glass shower screen, hand basin and low-level WC.

Communal areas include a lift and a separate stairwell servicing all levels, as well as remote entry phone access for the ground floor lobby area.

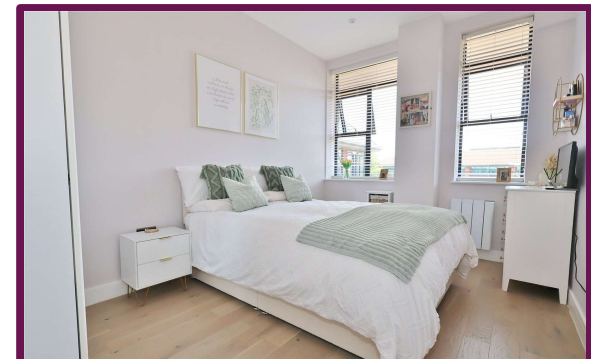
Council Tax Band C - £2,108.09pa

Service Charge - £1,197.00pa

Ground Rent – none

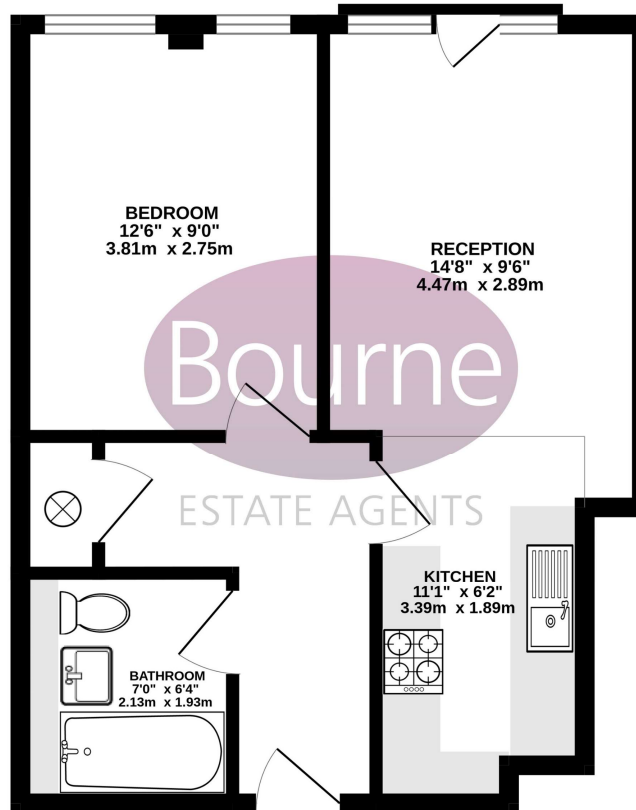
247 years remaining on lease

- Luxury apartment
- One double bedroom
- Modern interior
- Kitchen with built-in appliances
- First floor
- Allocated parking
- Balance of 10 Year Warranty



# Floorplan

FIRST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.

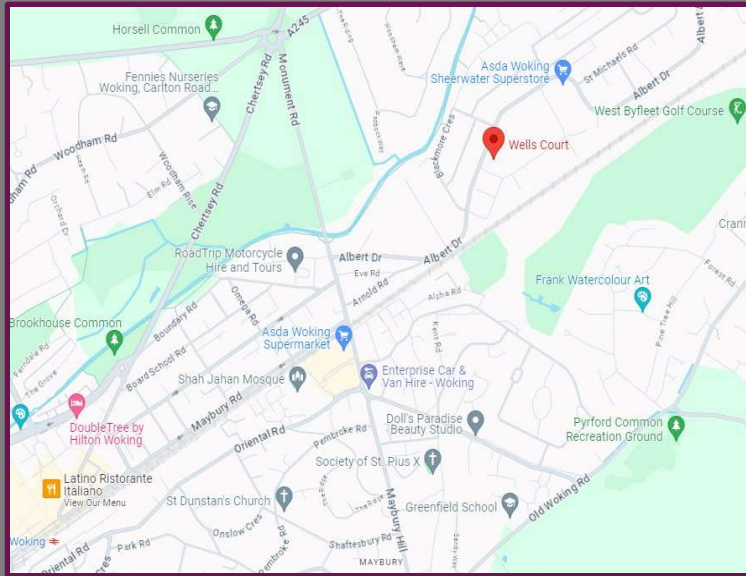


TOTAL FLOOR AREA : 419 sq.ft. (38.9 sq.m.) approx.

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>	72	72
(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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