



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

£200,000

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Entering through the front door, a spacious hallway has access to each the bedroom, bathroom, open plan kitchen/living room and a handy utility cupboard with further storage

The kitchen/reception room is a bright space flooded with natural light via twin Velux skylight balconies. The kitchen itself boasts a range of wall and base level units with integrated fridge freezer, dishwasher, oven, hob and microwave and solid worksurfaces. The open plan layout and generous proportions of this space allow for ample furniture for living and dining with the balconies offering excellent views across rooftops towards greenery.

The double bedroom is both light and airy with triple Velux windows and the ability for plenty of associated bedroom furniture. The property is completed with a family bathroom with tiled surrounds, bath with shower over, glass shower screen, hand basin and low-level WC.

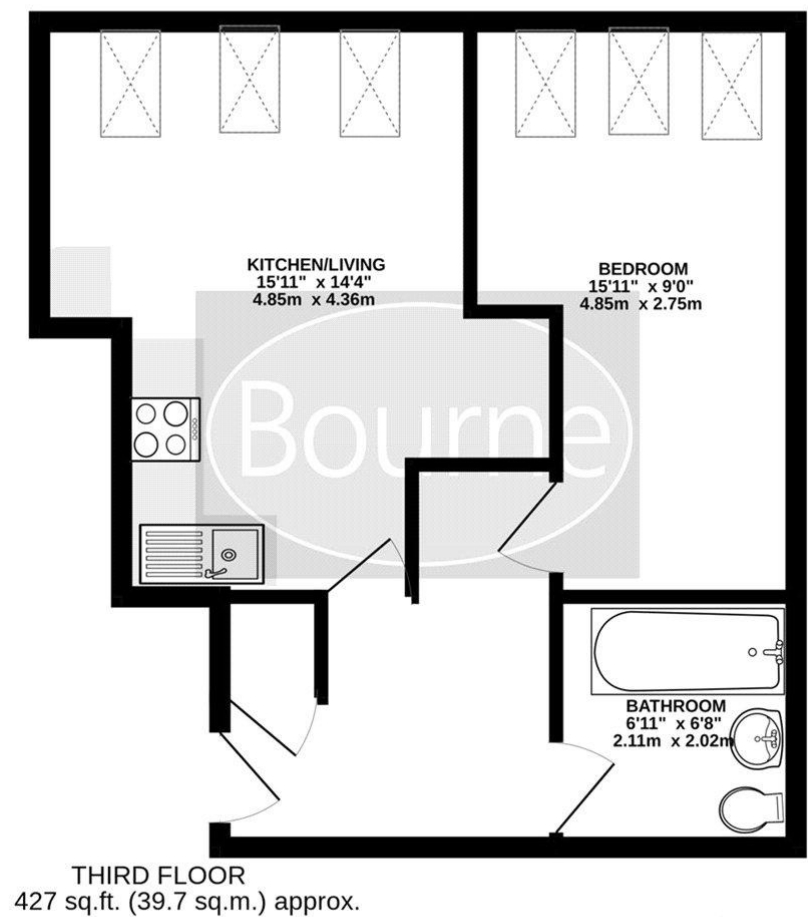
Communal areas include a lift and a separate stairwell servicing all levels, as well as remote entry phone access. Outside there are well kept communal gardens and an allocated parking space. The Basingstoke canal and local Superstore for groceries are just a short walk away adding to the overall convenience of this location.

Council Tax Band C - 2,206.25pa
Leasehold - 246 years remaining
Service Charge - £1382.00pa
Ground rent - £0

- Third floor apartment
- Generous double bedroom
- Open plan kitchen/living room
- Stylish modern kitchen
- Luxury bathroom
- Bright accommodation
- Velux window balconies
- Allocated parking
- Communal gardens and secure building entry



Floorplan



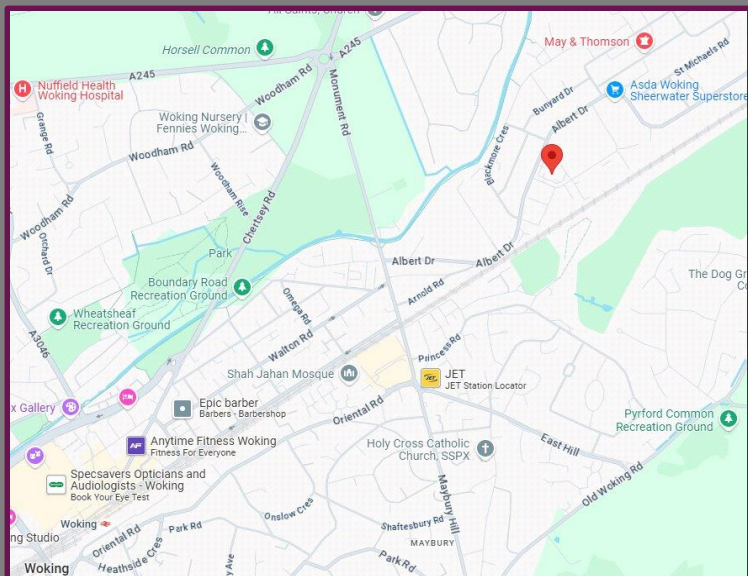
TOTAL FLOOR AREA : 427 sq.ft. (39.7 sq.m.) approx.

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+) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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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