

Nankeville Court, Guildford Road, Woking, Surrey, GU22 7PZ

£270,000

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Offered with no onward chain, this spacious and beautifully presented, two-bedroom, two-bathroom apartment is located on the first floor of the landmark New Central development, moments from Woking town centre and station.

A defining feature is the interior design by Italian company Casa per Casa, with bespoke fitted furniture and integrated storage throughout. The generous open-plan kitchen and living space has also been thoughtfully upgraded, with a newly fitted kitchen, integrated appliances and a breakfast bar. Floor-to-ceiling glazing brings in abundant natural light, with doors opening onto a private balcony overlooking mature greenery.

Both bedrooms are comfortable doubles. The principal bedroom includes extensive fitted wardrobes and an en-suite shower room; the second bedroom also benefits from fitted storage and is served by the family bathroom.

Residents enjoy lift access, secure entry, an on-site concierge and gym, together with secure allocated underground parking. Tesco Express is within New Central Square, while Woking Station is approximately a five-minute walk away.

Council Tax Band D
Service Charge - £4,680pa
Ground Rent - £300pa
Leasehold - 284 years remaining

- No onward chain
- Spacious first-floor apartment
- Two double bedrooms
- Two bathrooms
- Italian interiors by ‘Casa per Casa’
- Newly fitted open-plan kitchen
- Balcony overlooking greenery
- Approx 5-minute walk to station
- Allocated underground parking
- Excellent integrated storage
- Concierge, Gym & Lift access



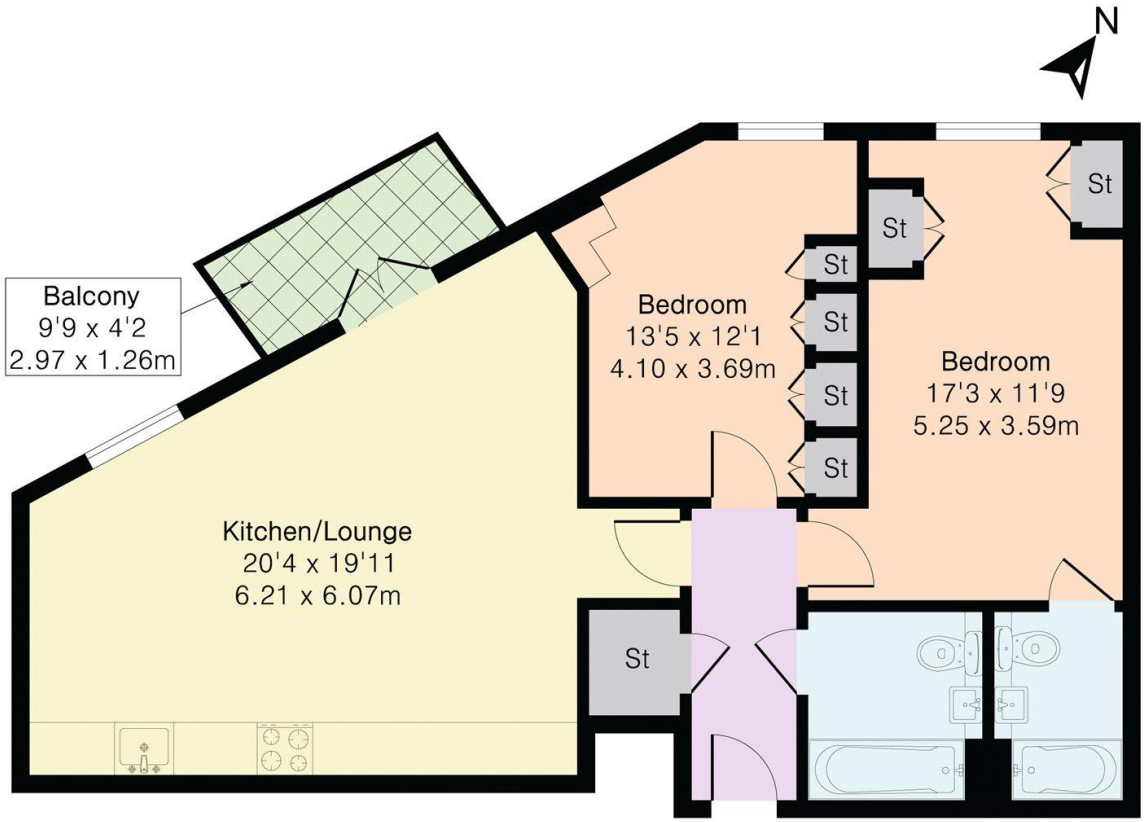






Floorplan

Approximate Gross Internal Area 806 sq ft - 75 sq m



First Floor

PINKPLAN

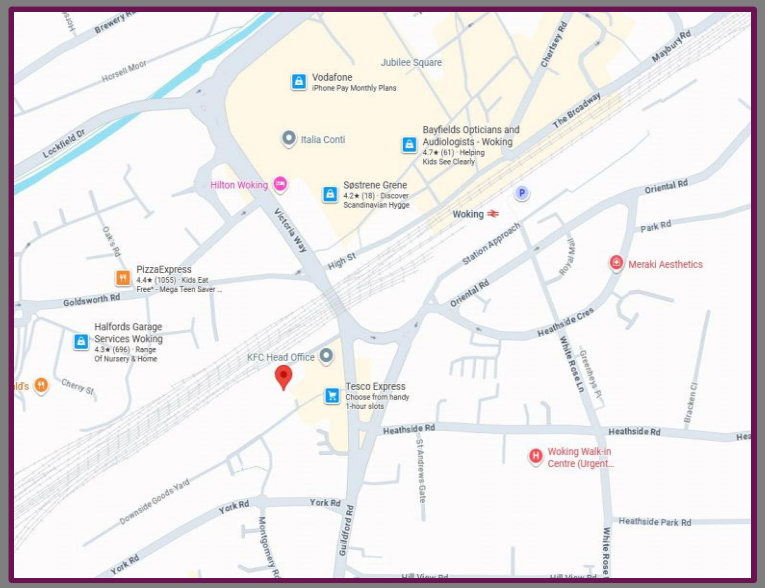
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bourne

Location

Set in the heart of Woking, the apartment places shops, dining and entertainment within easy reach while retaining a leafy outlook from its private balcony. Victoria Place, its cinema, theatre, restaurants and cafes are also close by.

STATION
Approx. 5-minute walk
LONDON WATERLOO
Direct trains in approx. 26 minutes
ON THE SQUARE
Tesco Express for everyday essentials















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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.

Bourne ESTATE AGENTS

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