

Bourne

ESTATE AGENTS



Bourne

East House, The Ridge, Woking, Surrey, GU22 7EF

£200,000

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A well-presented ground floor one bedroom maisonette located in a sought after private road within easy reach of Woking town centre and mainline station.

Entering the property a porch area opens into the living room with dual aspect windows and door opening to the kitchen. The kitchen offers a range of wall and base level units with space for appliances.

The bedroom is a generous double with fitted wardrobe and large window overlooking communal gardens. The property is served by a family bathroom comprising shower cubicle, low level WC and pedestal hand basin.

Externally the property boasts generous communal gardens, residents parking and communal storage area.

Images may include digital enhancement or AI staging for illustrative purposes. While care is taken to ensure accuracy, interested parties should satisfy themselves through their own inspections and enquiries.

Share of freehold - 948 years remaining

Service charge - £960pa

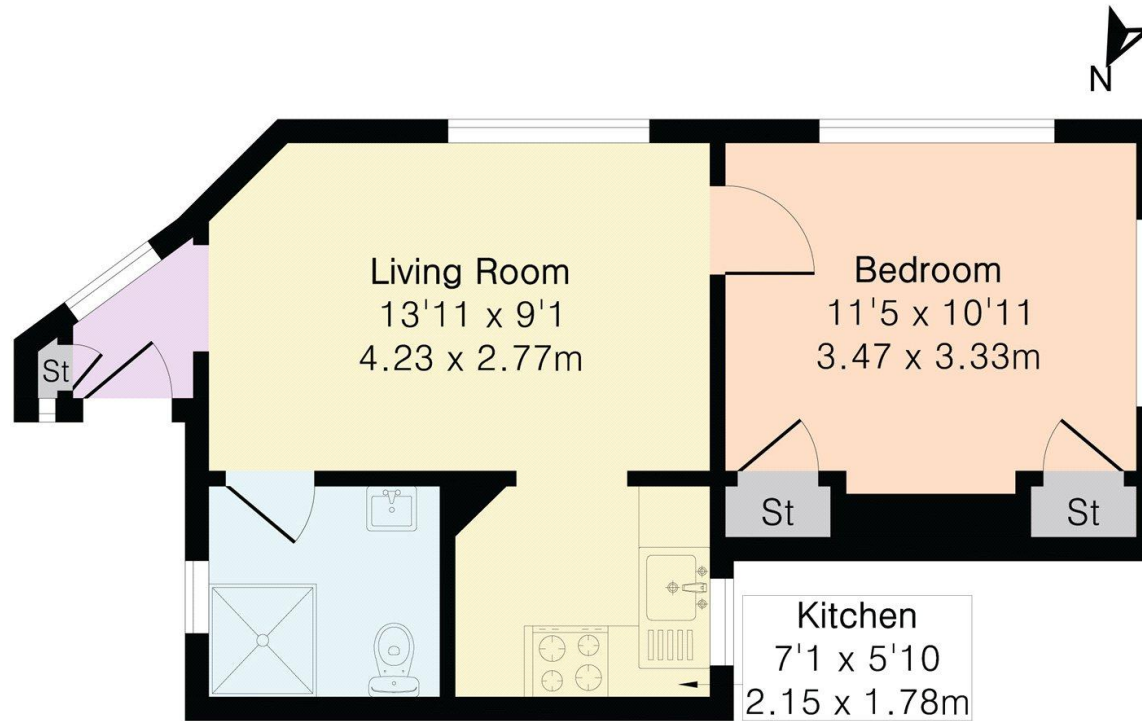
Ground rent - £0pa

- Ground floor maisonette
- Dual aspect double bedroom
- Bright living room
- Kitchen with space for appliances
- Tiled shower room
- Communal gardens
- Residents parking
- Share of freehold
- Character features
- Town centre location



Floorplan

Approximate Gross Internal Area 354 sq ft - 33 sq m



Ground Floor

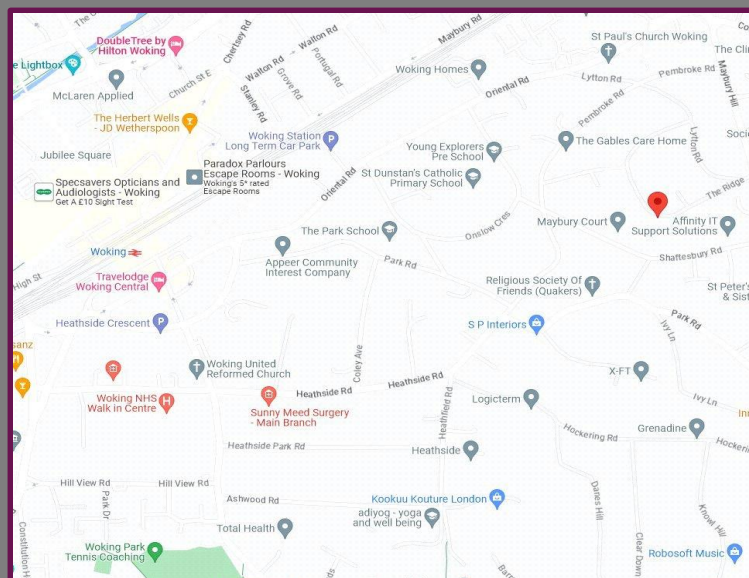


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes 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.



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		
(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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