

Cardinal Place, Guildford Road, Woking, GU22 7LR
£300,000 Leasehold

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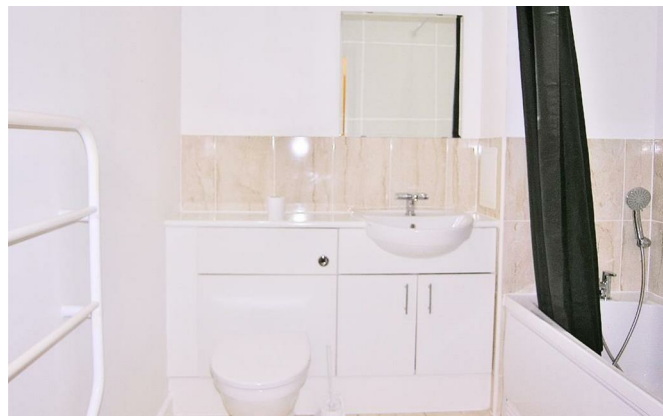
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Superb executive town centre apartment boasting space, light and convenience. The immaculately presented two double bedroom accommodation offers spacious living/kitchen with doors opening out to a balcony. The fitted kitchen includes integrated appliances, there are two double bedrooms, and the main bedroom suite includes en-suite shower plus the family bathroom serves well for guests. Secure underground allocated parking bay and gym. Constructed 2012 Barratt Homes Cardinal Place sits just moments from Woking's Mainline Rail Station offering a regular direct service into Waterloo while the town centre is on hand with its many shops and restaurants. Local roads provide the motorist with access to the M25 for routes into London, Heathrow, Gatwick and the south. Superb buy to let or executive purchase - must be viewed.

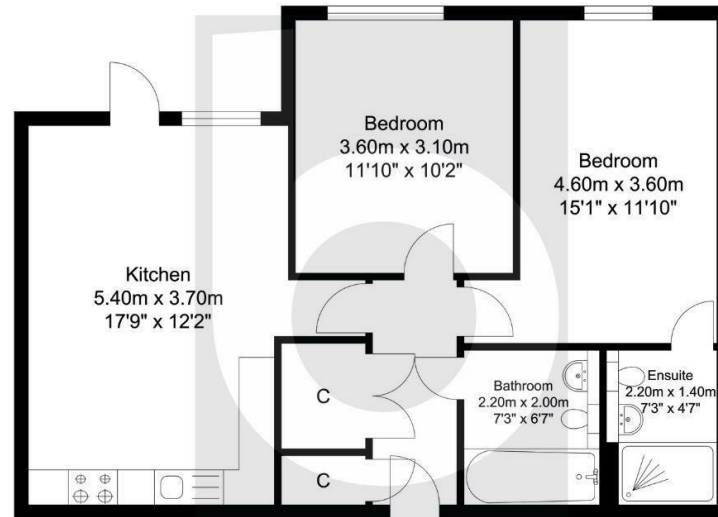
Council tax band D / EPC rated B
Ground rent £300 pa
Service charge £2033.26 pa
Lease term 300 years with 287 years remaining.



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Total Approximate Area
666.50 sq. ft.
(61.92 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		82	88
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		86	86
EU Directive 2002/91/EC			

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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