

9 Nicholas Gardens
Woking
GU22 8SD





9 Nicholas Gardens
£1,050,000

Local Authority

Woking

Council Tax Band

G

Directions

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		
	63	
England & Wales		EU Directive 2002/91/EC



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



Ground Floor
89.0 sq.m. (958 sq.ft.) approx.

1st Floor
70.0 sq.m. (753 sq.ft.) approx.

Marketed By mint homes Ltd
TOTAL FLOOR AREA : 159.0 sq.m. (1711 sq.ft.) approx.
Marketed by mint homes Ltd. Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken by any error. Prepared by Simon Lee
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