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**River Court
Sheerwater,**

Johnson & Jones

28 River Court Sheerwater, GU21 5FT

Guide Price £290,000

Welcome to this charming apartment located in the desirable River Court, Woking. Completed in 2021, this modern property offers a comfortable living space of 553 square feet, making it an ideal choice for individuals or small families seeking a contemporary home.

As you enter, you are greeted by a spacious reception room that seamlessly flows into a stylish open plan kitchen, dining, and living area. This layout is perfect for entertaining guests or enjoying family meals, with the modern fitted kitchen providing all the necessary amenities for your culinary adventures.

The property features two generously sized double bedrooms, ensuring ample space for relaxation and rest. The fully tiled three-piece bathroom is both practical and elegant, offering a serene retreat for your daily routines.

One of the standout features of this property is the convenience of two allocated parking spaces, a rare find in many urban settings. Additionally, the location boasts close proximity to Woking Mainline Railway Station, making commuting to London and other nearby areas both easy and efficient.

This property is not just an apartment; it is a home that combines modern living with practicality. With its thoughtful design and prime location, it presents an excellent opportunity for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your own.

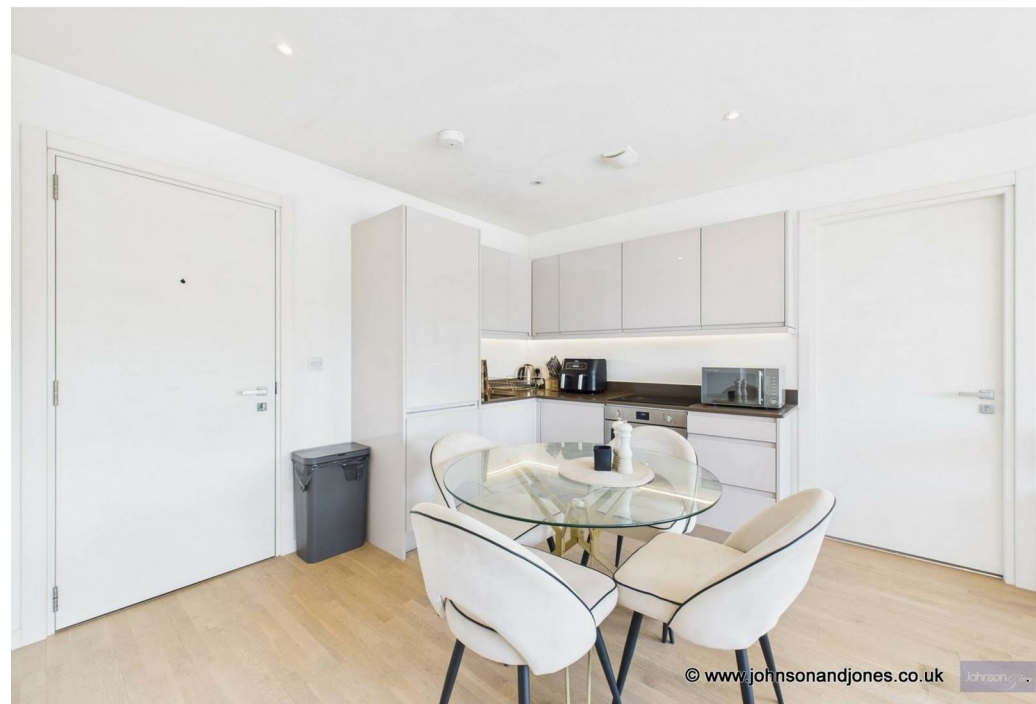
Tenure: Leasehold

Lease Length: 125 Years from 2021

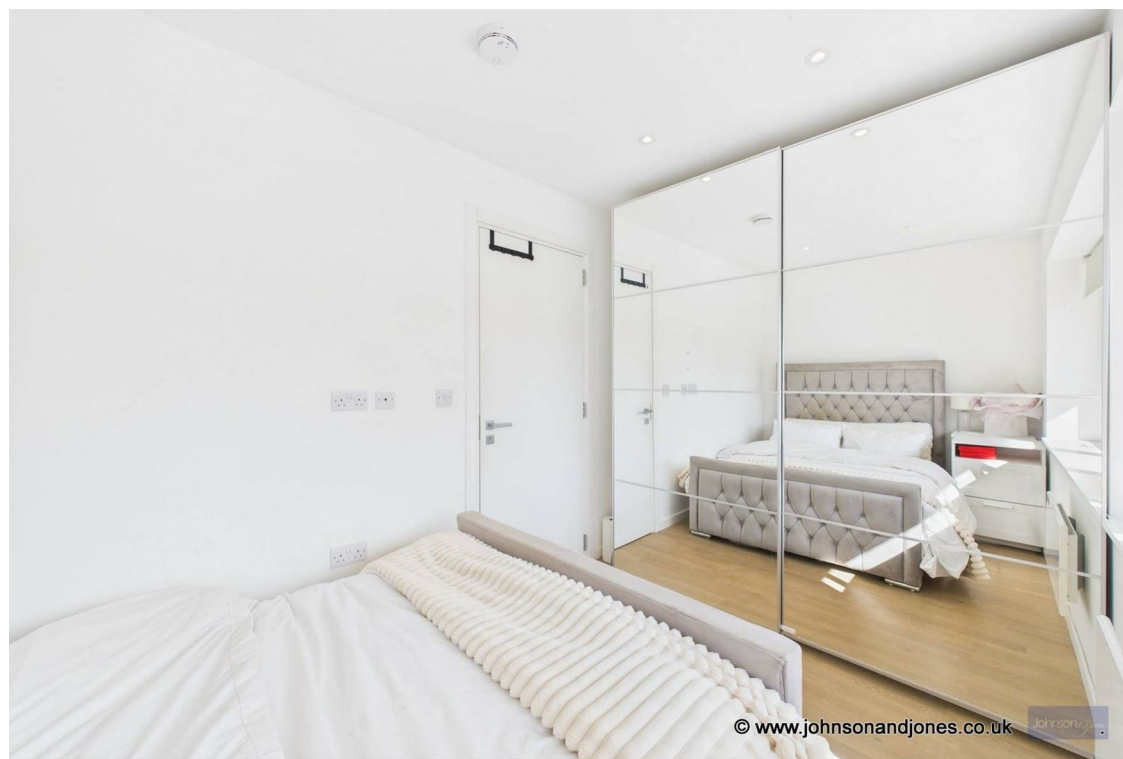
Service Charge: £1,615.60 Per Annum

Ground Rent: £0

Council Tax Band D



Disclaimer: Johnson and Jones Estate Agents cannot verify that the equipment, apparatus, fittings or services within this property are in working order, as they have not tested the relevant items. The buyer is advised to obtain verification from the solicitor dealing with the conveyancing or survey.





Approximate total area⁽¹⁾

553 ft²

51.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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