

**FOR SALE**



**The Ridge, Woking**  
**Asking Price Of £350,000**

  
**MARTIN & CO**

## The Ridge, Woking

Asking Price Of £350,000

- No Chain
- Premier Private Road
- Two Double Bedrooms
- Great Condition Throughout
- Full Length Cellar

Available with NO ONWARD CHAIN is this spacious two-bedroom groundfloor apartment, located on a highly sought after private road that is within easy reach of the town centre & mainline station.

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This property comprises; dual aspect living area, a kitchen with integrated appliances, two double bedrooms and a family bathroom. There is the additional benefit of a full length cellar offering ample storage. To the rear is the separate garage and the garden space which is mainly laid to lawn but also includes a patio/sun terrace.

The Ridge is a premier private road which encompasses the natural scenery of south Woking, whilst being within 0.8



miles of the town centre & mainline station. The southern part of Woking is renowned for its desirability.

Woking is known for its excellent shopping facilities, diverse dining options, and outstanding transport links, including a mainline railway station providing direct connections to London Waterloo. The area is also well-connected to major road networks such as the M25 and A3, ensuring easy travel by car.

Families will appreciate the proximity to several esteemed local schools within a mile of the apartment, including St Dunstan's, Maybury Primary, St John The Baptist, and Hoe Bridge. This luxury apartment truly provides an unparalleled living experience in one of Woking's most coveted locations.

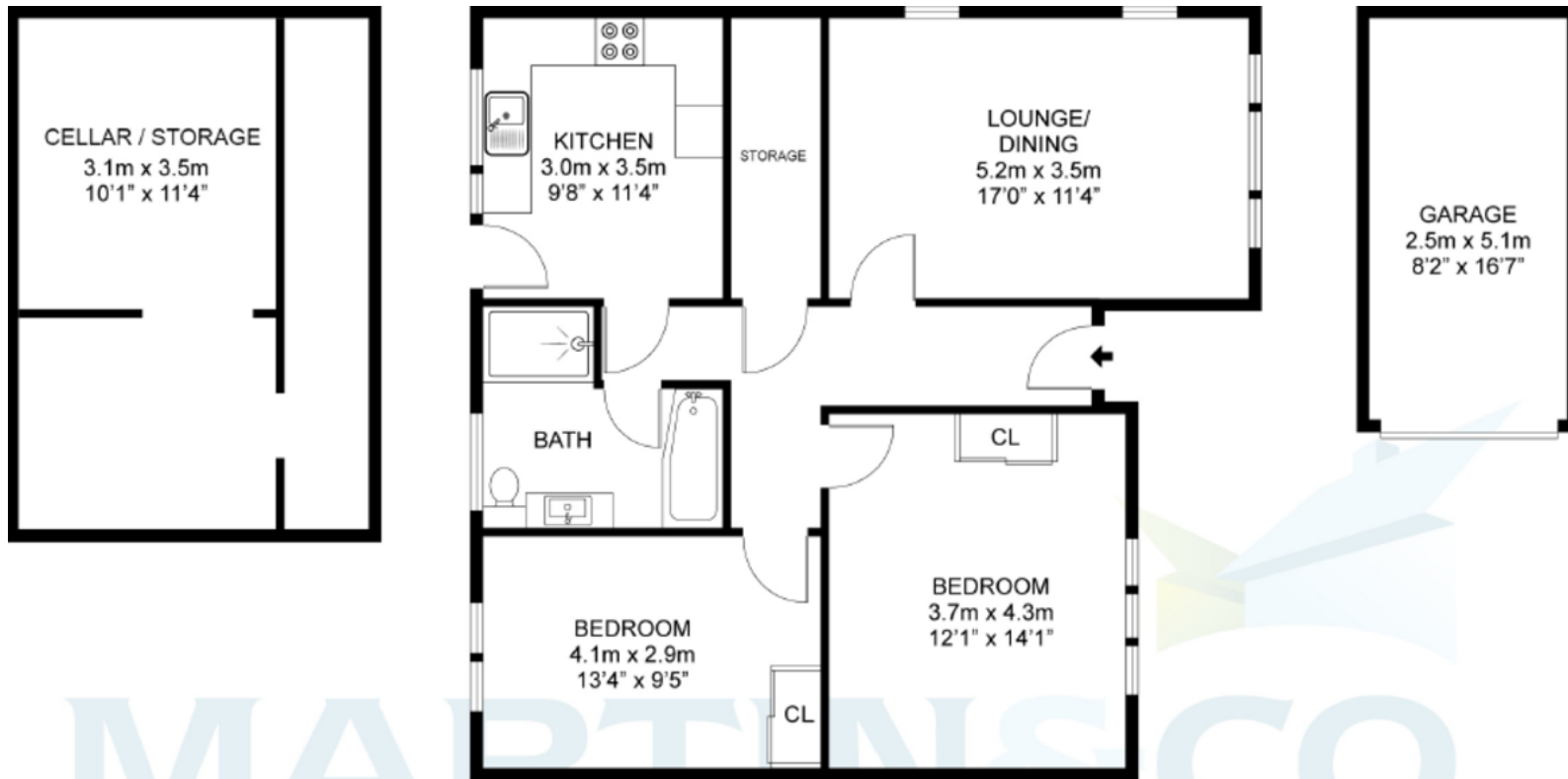
This property is currently occupied by tenants, the tenancy agreement is on a monthly rolling/periodic basis and commenced on the 11/04/2022, achieving a rental amount of £1400 PCM.

Viewings recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Woking

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.