

FOR SALE



Pembroke Road, Woking
Asking Price Of £360,000


MARTIN&CO

Pembroke Road, Woking

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- Lease Term Remaining: 170 Years
- Service Charge £2711 PA
- No Ground Rent Charges
- En Suite Shower Room
- Balcony

Available within a highly sought after development is this luxury two-bedroom first floor apartment. Positioned on an esteemed road in the south of Woking, with easy access to the town Centre and

Available within a highly sought after development is this luxury two-bedroom first floor apartment. Positioned on an esteemed road in the south of Woking, with easy access to the town Centre and mainline station.

You are initially welcomed into the entry hall providing access to the rest of the property and also including an internal storage cupboard. Being spacious throughout, the accommodation for this apartment comprises of a living room which is complemented by access onto a private balcony, a separate kitchen/dining area with fitted appliances, a bathroom and two double bedrooms. Of which both provide fitted wardrobes and the principle bedroom is accompanied by an en-suite shower room.



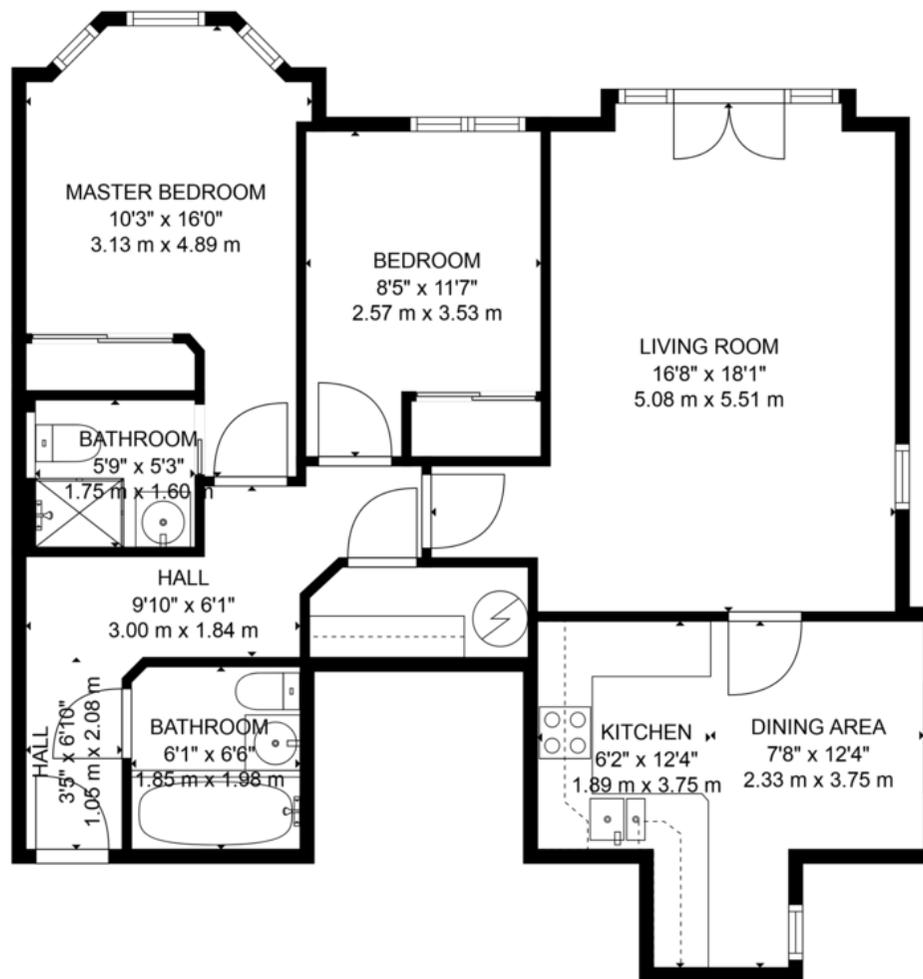
Additionally you have access to an elevator and there is the benefit of having an allocated parking bay within the securely gated area of the development.

The south of Woking well renowned as a sought after location to live, being conveniently placed within walking distance (0.6 miles) of the town center and mainline station. Woking is characterized by its array of shopping facilities, bars, restaurants and excellent transport links, notably its mainline railway station connecting residents to London Waterloo and beyond. Woking also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road.

Additionally Woking is well served by an array of highly regarded local schools within 1 mile of the apartment, such as: St Dunstan's, Maybury Primary, St John The Baptist & Hoe Bridge.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.