

**FOR SALE**



**Pembroke Road, Woking**  
**Asking Price Of £350,000**

  
**MARTIN&CO**



# Pembroke Road, Woking

Asking Price Of £350,000

- 170 Years Lease
- Service Charge £2733 PA
- Zero Ground Rent
- En Suite Shower Room
- Large Lounge With 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

Nestled within a prestigious development, this luxurious two-bedroom first-floor apartment offers an exceptional living experience in the highly sought-after southern area of Woking. Boasting easy access to the town center and mainline station, this apartment is perfectly positioned for convenience and connectivity.

Upon entering, you are welcomed into a spacious hallway featuring an internal storage cupboard, setting the tone for the generous accommodation throughout. The apartment comprises a bright living room that opens onto a private balcony, a separate kitchen/dining area equipped with fitted appliances, a well-appointed bathroom, and two double bedrooms. Both bedrooms come with fitted wardrobes,



while the principal bedroom benefits from an en-suite shower room.

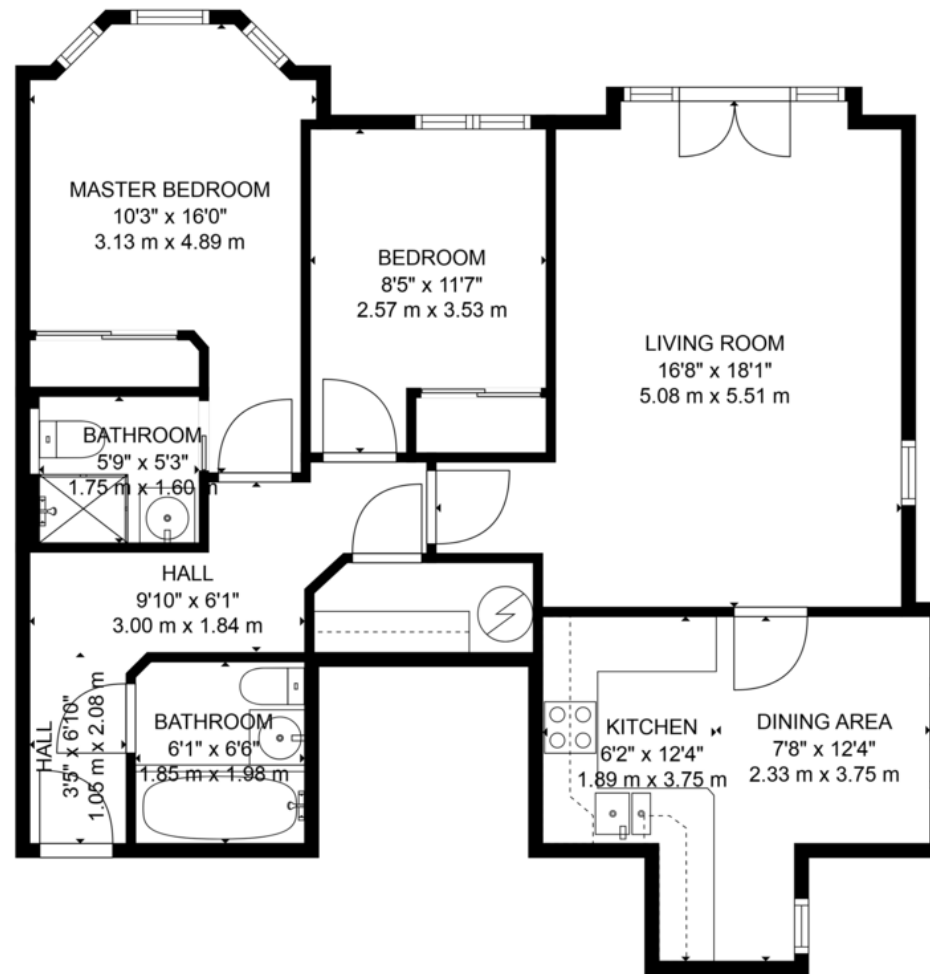
Residents enjoy the added convenience of an elevator and an allocated parking bay within the securely gated development.

The southern part of Woking is renowned for its desirability, offering a vibrant lifestyle within walking distance (0.6 miles) of the town center and mainline station. 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.



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		



## Martin & Co Woking

35 Chertsey Road • Woking • GU21 5AJ  
T: 01483 727757 • E: [woking@martinco.com](mailto:woking@martinco.com)

**01483 727757**

<http://www.martinco.com>

**MARTIN&CO**

**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.