



5 Vale Farm Road, Woking, Surrey, GU21 6DE

Price Guide £345,000

- Two double bedroom ground floor apartment
- Large garage by the entrance to the flat with additional parking.
- Gas central heating
- Large lounge with double glazed patio doors
- En-suite to master
- 5 minute walk to Woking town centre.
- End of chain
- Separate kitchen
- Secure entry system

# 5 Vale Farm Road, Woking GU21 6DE

Perfect two double bedroom, two bathroom ground floor apartment with direct access to communal garden and garage.

This well presented, larger than average apartment must be viewed to fully appreciate.



Council Tax Band: C



## INTRODUCTION

Situated in the heart of Woking Town centre, Vale Farm Road is in a quiet residential cul de sac. It is unique to be in this amazing position and have a garage plus additional allocated parking included. The development was built in 1999 with a 125 year lease from new and is located on the ground floor with access to a patio area and the garage.

## COMMUNAL ENTRANCE

Well maintained entrance hall with secure entry system, the entrance to the apartment is in easy reach of the main door.

## ENTRANCE HALL

Wooden front door leading to this superb apartment. The impressive hallway offers ample space and a warm welcome with new carpets to this beautiful apartment. Neutrally decorated walls throughout with two large storage cupboards, one with a rail and the other with a large water tank and excellent space to utilise as an airing cupboard. Thermostat, smoke alarm and entry phone.

## LOUNGE

White wooden double doors open out into the lounge area with laminate flooring and a vast amount of space to be versatile with your furniture. This luxury living space benefits from large double glazed doors leading onto the patio area, Virgin installed and communal sky dish, ample electrical sockets, tv aerial, two ceiling lights, coving, two large radiators, phone socket, coving and door (optional) opening to a separate kitchen.

## KITCHEN

Modern kitchen that is light and bright with a side aspect double glazed window, vast amount of eye and base level cupboards with under counter lights. Space for a slim line dishwasher, washing machine and tall fridge freezer. Built in Ariston electric oven and four burner gas hob and space for a small dining table. Vast amount of electrical sockets, stainless steel sink with drainer and tiled flooring with a tiled splash back.

## MASTER BEDROOM

Large double bedroom with a wall of built in floor to ceiling wardrobes, phone socket, coving, radiator, carpet, television aerial, double glazed window with front aspect, central ceiling light and door leading to the en-suite

## EN-SUITE TO MASTER

Luxury en-suite shower room with a generous shower

enclosure, power shower with a Monsoon shower head and additional shower hose. Tiled floor, extractor fan, low level toilet, radiator, vanity cupboard, white hand basin, shaving point with bathroom wall light, down lights and mirror.

## FAMILY BATHROOM

Neutral white bathroom suite comprising of a large enclosed panelled bath with chrome mixer taps, built-in hand basin and low level toilet, shaving point, radiator with towel rail above, extractor fan, tiled floor and part tiled walls with blue tiled border.

## DOUBLE BEDROOM

Large double bedroom, double glazed window with front aspect, new carpet, radiator, coving and central light.

## GARAGE

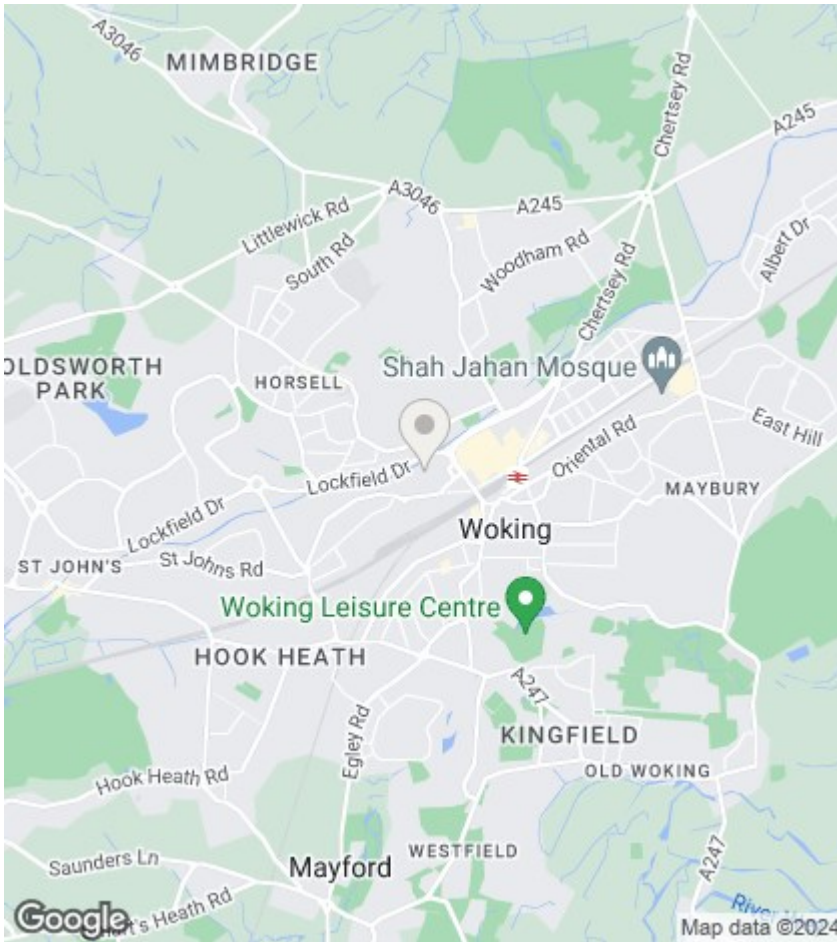
Large vaulted garage with an abundance of storage in the ceiling, power, light, concrete floor and electric remote control roller shutter door.

## ADDITIONAL PARKING

Allocated parking in front of the garage with a generous amount of visitors parking nearby.

## Lease details

Service charge approximately £2000 per year  
Ground rent £250



## Directions

## Viewings

Viewings by arrangement only. Call 01932 483 284 to make an appointment.

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	78
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

