



Flat 22, Victoria Place North Road, Woking, Surrey, GU21 5DA

Price Guide £275,000

- Two double bedroom top floor apartment
- En-suite to master
- Open plan to kitchen.
- Central location for shops and direct train to Waterloo from Woking.
- Sunny and spacious lounge

Flat 22, Victoria Place North Road, Woking GU21 5DA

Built in 2004, located in the heart of Woking on North Road, this delightful top floor apartment offers a perfect blend of modern living and convenience.

The apartment features two generously sized double bedrooms, including a master suite complete with an en-suite bathroom. The second bathroom adds to the practicality of the home, making it ideal for families or those who enjoy hosting guests.

The sunny and spacious lounge serves as the heart of the home, inviting natural light to fill the space, creating a warm and welcoming atmosphere.

Situated in a central location, residents will benefit from easy access to a variety of shops and amenities, as well as a direct train service to Waterloo, making commuting a breeze. Additionally, the property includes parking for one vehicle.

With no onward chain, this apartment is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to enjoy modern living in a vibrant community.



Council Tax Band: C



Victoria Place

Situated in a convenient location for Woking Train station (approx ten minute walk) and Woking Town centre. Gated secure parking and well maintained communal grounds.

Communal entrance

This sunny apartment is located on the top floor via staircase with carpets and neutrally decorated.

Hallway

Spacious hallway with large storage cupboard housing the water tank, central ceiling light, doors leading to the bedrooms, bathroom and lounge.

Lounge

Light and bright lounge with a vast amount of double glazed windows and ample space to be versatile with your furniture, Carpet, two electric panel radiators, central ceiling lights and open plan to the modern kitchen.

Kitchen

Well designed kitchen with a vast amount of matching eye and base level cupboards. Electric oven, hob and extractor fan. Formica work top, stainless steel sink and drainer situated below the double glazed window, central ceiling light, washing machine and tall fridge freezer.

Master bedroom

Double bedroom with carpet, central ceiling light, electric radiator, double glazed window overlooking the entrance, door leading to en-suite shower

En-suite shower

large tiled shower enclosure, monsoon showerhead, thermostatic shower white heated towel rail, carpet, hand basin built into a vanity unit and low level toilet.

Second bedroom

Double bedroom adjacent to the master with a double glazed window, carpet, radiator and central ceiling light

Bathroom

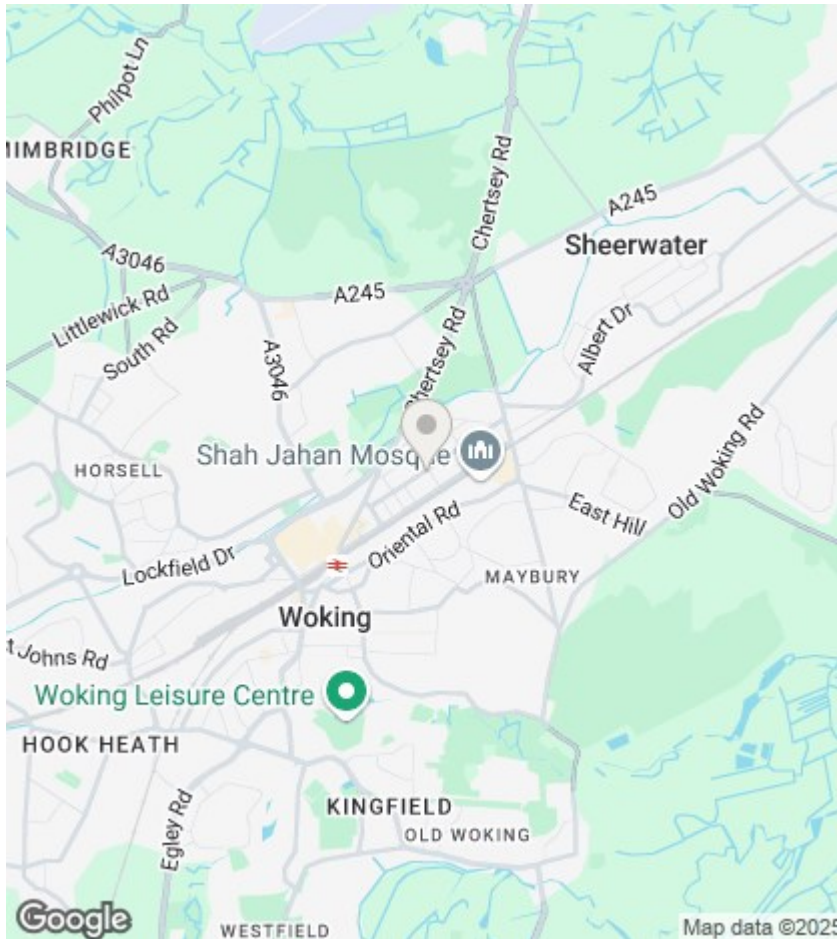
Large bathroom with matching white suite comprising of large panel bath, shower screen and part tiled walls, built in hand basin to a vanity unit , white chrome heated towel rail, carpet, ceiling light and mirror.

Parking

Allocated parking for one car and further permit available behind the secure gates.







Directions

Walking distance to Woking Station

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) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

