



Friary Court | | Woking | GU21 8UR

Offers In Excess Of £210,000

*Waterford's* W  
Residential Sales & Lettings

Friary Court |  
Woking | GU21 8UR  
Offers In Excess Of £210,000

A bright and spacious modernised first floor apartment in Goldsworth Park featuring a single garage.

- One double bedroom
- Garage
- Newly fitted kitchen & bathroom
- Peppercorn Ground rent
- First floor apartment
- Under floor heating throughout
- Visitor parking available
- Woking Borough Council tax band C

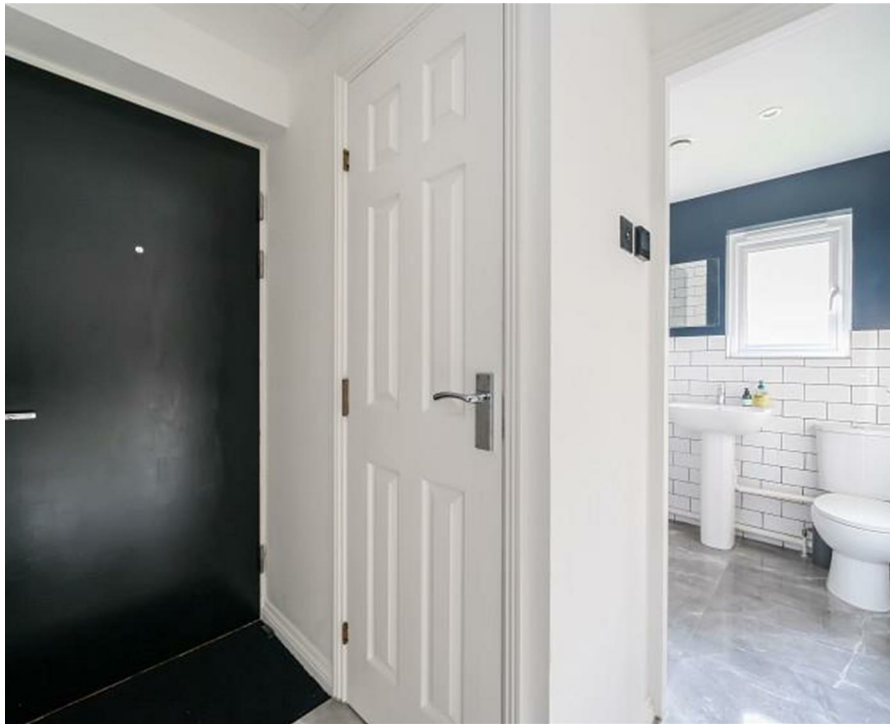
## DESCRIPTION

Waterforads are delighted to be marketing this bright and spacious first floor one double bedroom apartment, that has been refurbished entirely by the current owner.

To the ground floor the apartment block offers communal storage underneath the stairs. Upon



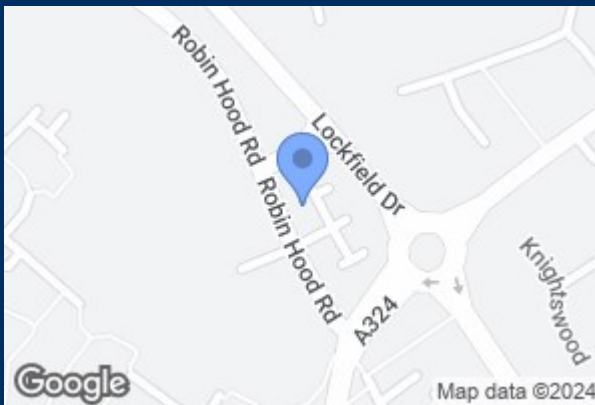
A BEAUTIFULLY  
PRESENTED  
ONE  
BEDROOM  
FIRST FLOOR  
APARTMENT



entering the flat you are greeted with newly tiled flooring and the property features under floor heating throughout. The double bedroom offers plenty of space for wardrobes and other furniture. Once you enter the reception space you will appreciate the level of modernisation and its size. The reception incorporates a newly fitted kitchen with a range of storage cupboards and work surfaces and offers room for appliances. The bathroom has been upgraded. Further storage can be found in the hallway and lounge.

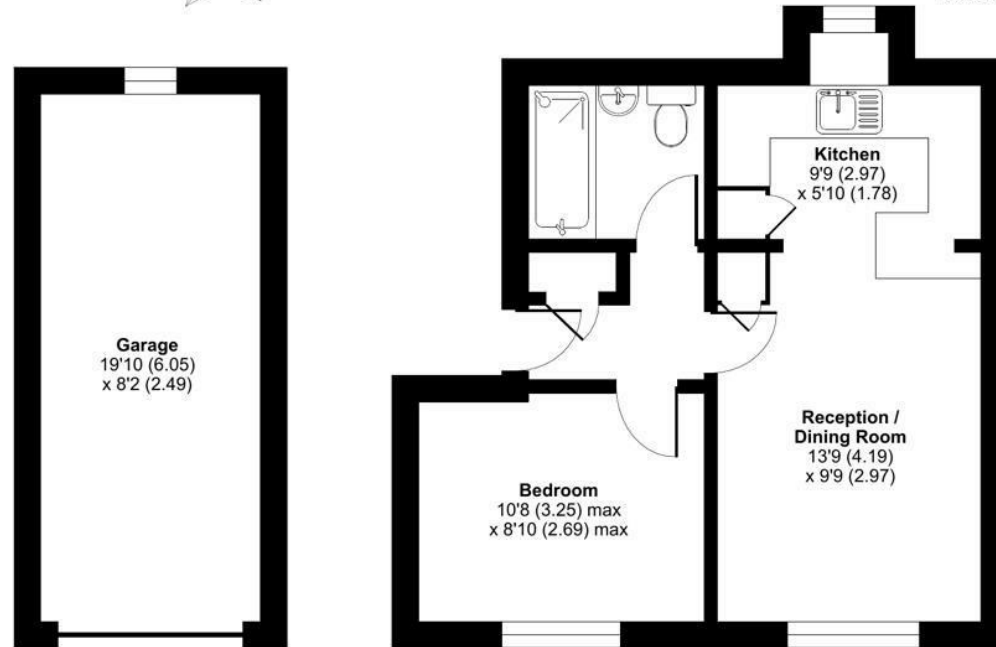
To the outside the property has a single garage, large enough for storage. Visitor parking is available within Friary Court.

From our Waterfords Branch in Chobham, continue driving towards Esso Petrol Station, cross directly over the mini roundabout. Proceed on Castle Grove Road for approximately 1.5 miles before turning left onto Barrs Lane. Continue driving on Barrs Lane for approximately half a mile until you arrive at a junction. Turn right onto Anchor Hill, take the next left onto Barnby Road. Proceed for almost 1 mile until you see the turning for Friary Court on your left hand side. Once arriving at Friary Court, take the first left and the property can be found on your left hand side marked number 6.



## Friary Court, Woking, Surrey, GU21

Approximate Area = 389 sq ft / 36.1 sq m  
 Garage = 166 sq ft / 15.4 sq m  
 Total = 555 sq ft / 51.5 sq m  
 For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichecom 2023. Produced for Waterfords. REF: 1062447



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (11-11) B                                   |  |                         |           |
| (10-10) C                                   |  |                         |           |
| (9-9) D                                     |  | 64                      | 74        |
| (8-8) E                                     |  |                         |           |
| (7-7) F                                     |  |                         |           |
| (1-1) G                                     |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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