

**Lot 32****6 Essendene, Chobham Road,  
Woking, Surrey, GU21 4AL****6 week  
completion**

All enquiries Ref: James Paterson



- Long leasehold first floor self-contained flat requiring modernisation
- Woking town centre
- Full vacant possession on completion

**Location:**

The property is situated on Chobham Road between its junction's with Victoria Way and Broomhall Road. Public transport links include Woking mainline Rail Station, which provides direct fast links to London Waterloo together with a network of local bus services serving the surrounding vicinity. Road links include the A320, A245 and the M25 and M3 motorways. An extensive range of shopping amenities, cafes, bars, restaurants, a cinema, and Theatre can be found locally within Woking. Recreational pursuits can be found locally at the open spaces of Boundary Road Recreation Ground, Wheatsheaf Recreation Ground and Horsell Common.

**Description:**

Long leasehold first floor self-contained flat within Woking town centre.

**Accommodation:**

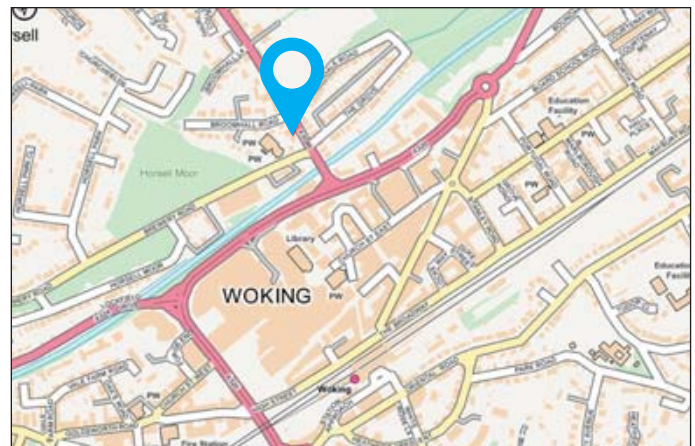
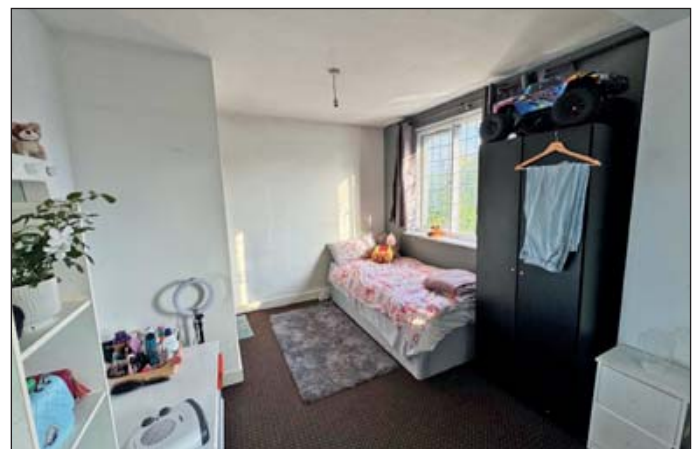
First floor: Open plan reception room/bedroom, separate kitchen, bathroom/WC  
Outside: Communal grounds

**EPC rating:** D**Council Tax Band:** C

**Lease:** Held on a long lease for a term of 125 years from 25 March 1985 (thus having approximately 85 years remaining)

**Potential:** The property may be suitable for conversion into a one bedroom flat subject to planning permission and consents. Prospective purchasers must rely on their own enquires in this respect.

**To view:** Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.



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