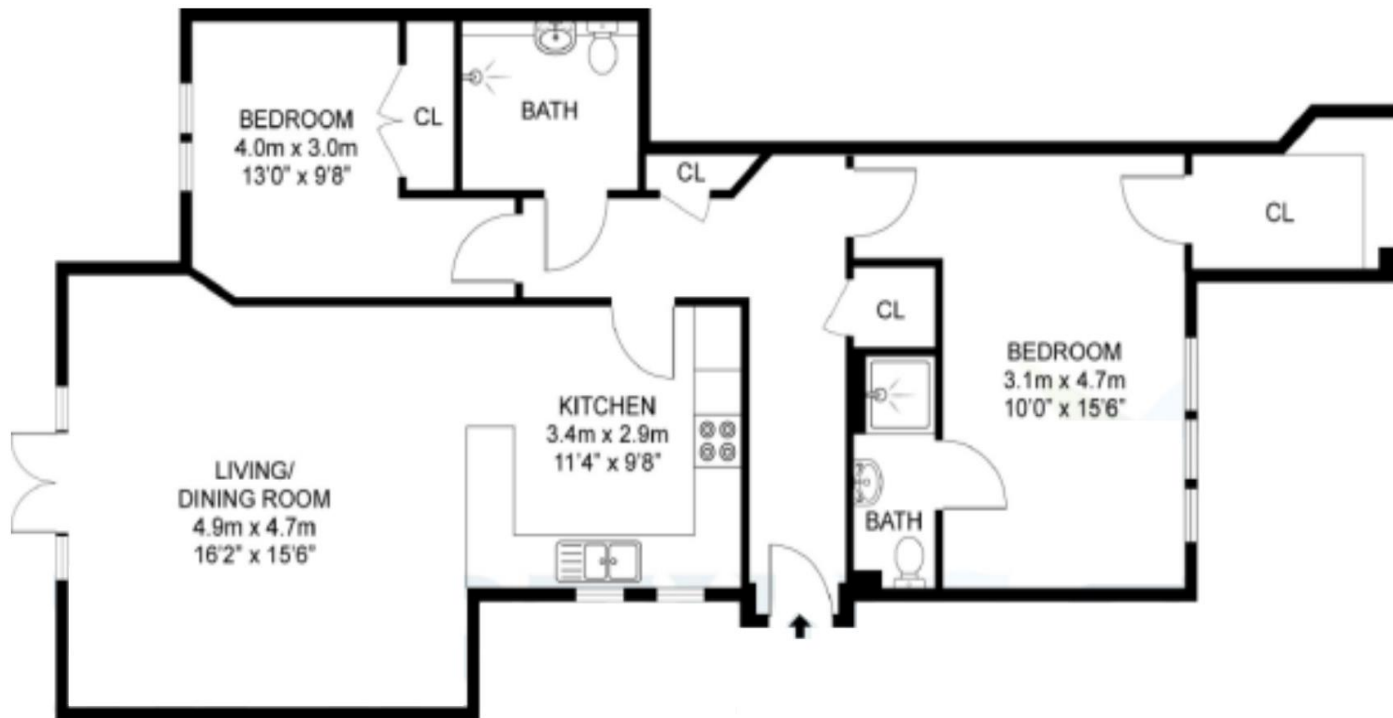




**SOUTH WOKING**

**£340,000**

**Presenting an exceptional opportunity, this ground floor executive apartment offers a rare blend of contemporary luxury and private outdoor space. Nestled within the highly coveted south side of Woking Town Centre. NO ONWARD CHAIN.**



GROSS INTERNAL AREA  
TOTAL : 863.2 sq ft, 80.2 m<sup>2</sup>

### **Coley Avenue, Woking**

Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale.  
This floor plan is for illustrative purposes only.

## Coley Avenue, Woking, Surrey, GU22

- **Ground Floor Executive Apartment**
- **Two Bedrooms**
- **Dressing Room & En-Suite To Principal Bedroom**
- **Spacious Reception Room**
- **Private Garden**
- **Communal Gardens**
- **Allocated Parking**
- **NO ONWARD CHAIN**

Presenting an exceptional opportunity, this ground floor executive apartment offers a rare blend of contemporary luxury and private outdoor space. Nestled within the highly coveted south side of Woking Town Centre, this two-bedroom, two-bathroom residence boasts its own private garden. Additionally, residents can enjoy the beauty of the communal gardens, enhancing the overall ambiance of the property.

Upon entering through its own front door, the apartment unfolds into a generously proportioned living space highlighted by double glazed French doors, seamlessly connecting the indoors with the outdoors. The well-appointed kitchen, complete with integrated appliances, complements the spacious reception room, offering an ideal setting for both casual gatherings and formal entertaining. The accommodation further comprises two double bedrooms, with the principal bedroom featuring an en-suite shower room and a walk-in dressing room. Outside, a rear garden provides a serene retreat, while allocated parking adds convenience to this modern lifestyle.

Offered to the market with NO ONWARD CHAIN, this executive apartment presents an unparalleled opportunity for those seeking style, comfort, and convenience in one desirable package.

Situated in the highly regarded area of South Woking, just minutes from Woking Town Centre and train station. Woking is a thriving town and is subject to much improvement and investment. It currently provides a full range of shopping, leisure and cultural amenities. In addition, the main line station provides fast and frequent connections to London Waterloo with its 26 min fast train. Road links are also excellent, with the A3 and A30 for London and the M25 for the Heathrow and Gatwick airports and the national motorway network.

Council Tax Band D

EPC Rating D

Tenure: Leasehold (79 years)

Ground Rent: £844.39 PA

Service Charge £2768 PA



