



**WOKING**

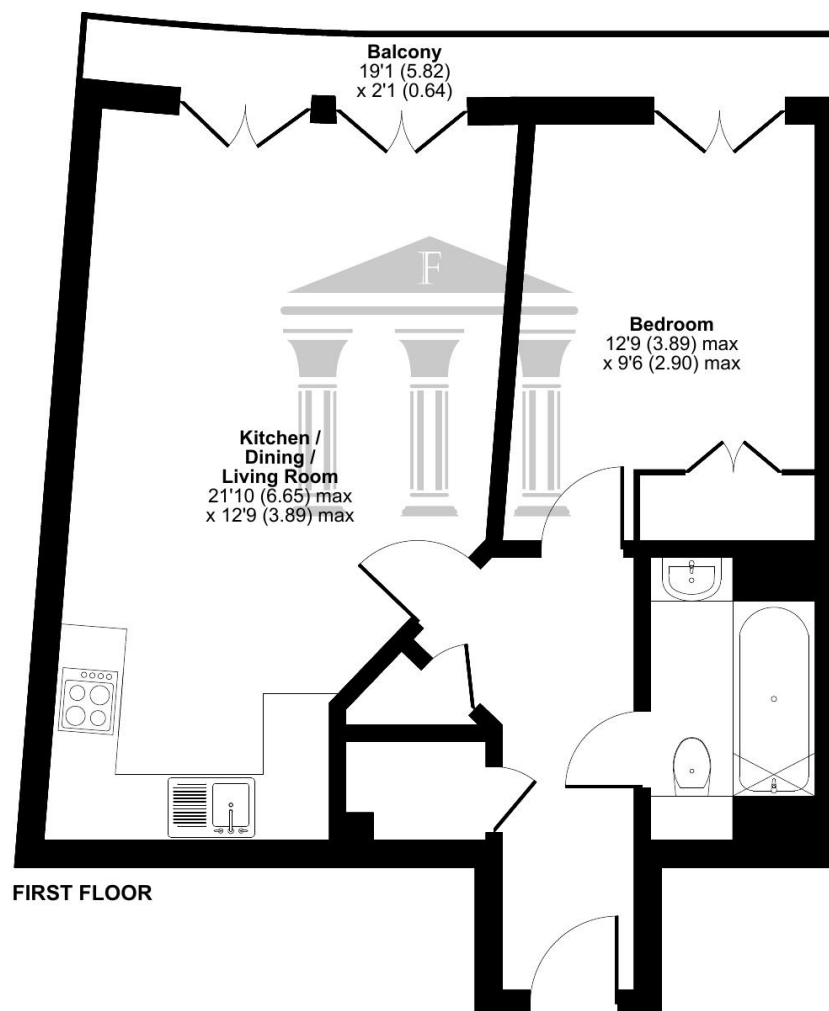
**£265,000**

**Located in one of Woking's premier developments, this exceptional first floor apartment offers a blend of luxury and convenience.**

# Heathside Crescent, Woking, GU22

Approximate Area = 511 sq ft / 47.5 sq m

For identification only - Not to scale





## Copper Beech House, Heathside Crescent, Woking, Surrey, GU22

- **One Double Bedroom First Floor Apartment**
- **Premier Development**
- **Well Appointed Kitchen**
- **Spacious Reception Room With Private Balcony**
- **Tranquil Communal Gardens**
- **600yds To Mainline Station**
- **Video Entryphone System**
- **Designated Underground Parking Space**
- **Elevator Access From Underground Car Park To Apartment Floor**
- **NO ONWARD CHAIN**

Located in one of Woking's premier developments, this exceptional first floor apartment offers a blend of luxury and convenience. The residence features a private balcony and secure underground parking, providing both comfort and peace of mind. Situated just 600 yards from Woking Town Centre and its mainline station, the apartment enjoys a serene outlook over beautifully maintained communal gardens, offering a tranquil retreat in the heart of the city.

Inside, the accommodation includes a spacious reception room with two sets of double glazed French doors opening onto the private balcony, creating a bright and airy atmosphere. The well-appointed kitchen boasts integrated appliances, while the generous double bedroom features fitted wardrobes for ample storage. The stylish bathroom is well designed to complement the overall elegance of the property. Additional benefits include a video entryphone system for added security, designated underground parking space with elevator access directly to the apartment floor, and the advantage of being offered to the market with NO ONWARD CHAIN, making this an ideal home for discerning buyers.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offers a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the southeast. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). Council Tax Band C - EPC Rating C - Tenure: Leasehold - Remaining years on lease 975yrs (2024) - Service Charge £2215.73 (2024) – No Ground Rent.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.





