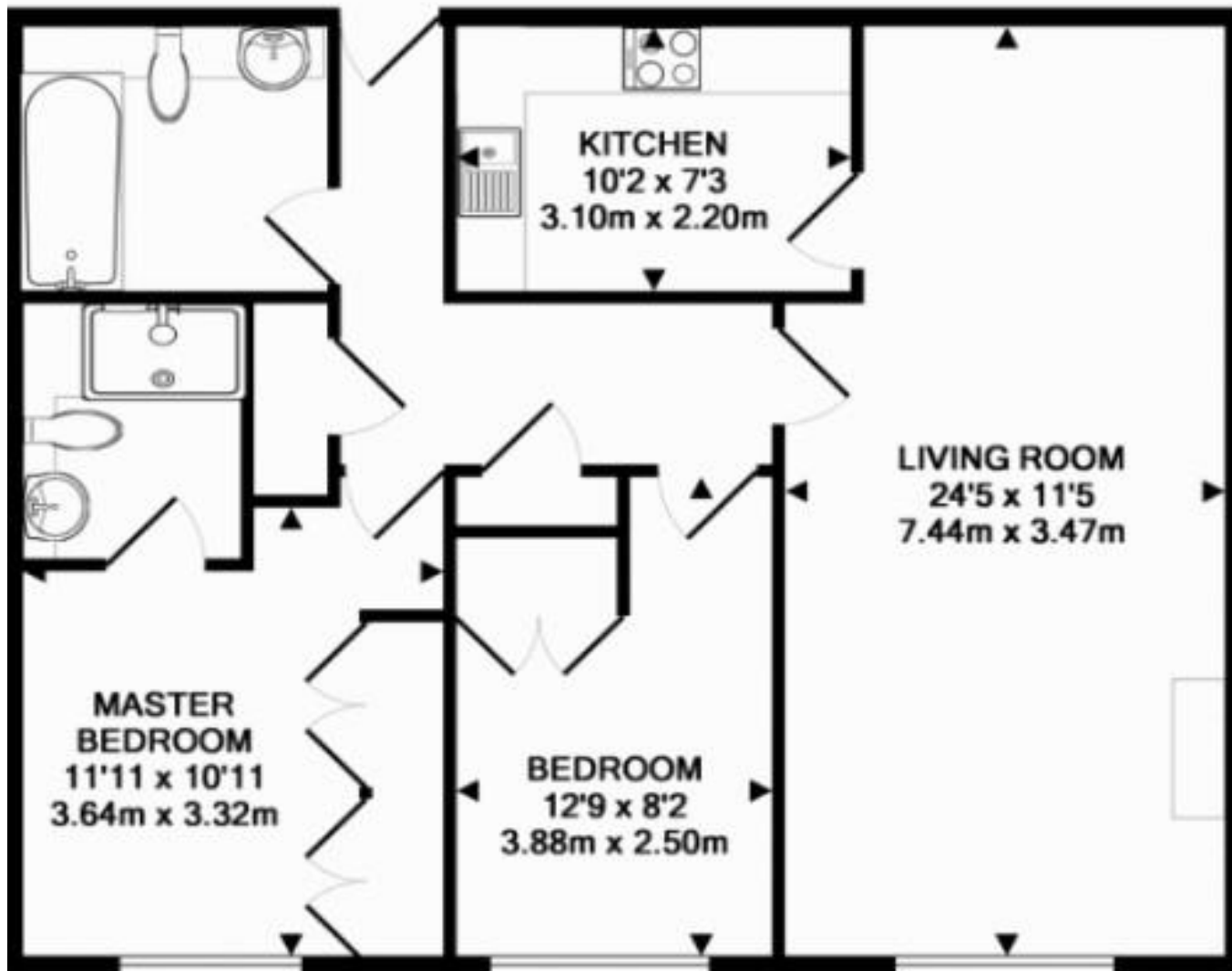




## ST JOHNS

**£350,000**

**Nestled within an exclusive development, this rarely available two double bedroom ground floor apartment is offered to the market with no onward chain.**



**TOTAL APPROX. FLOOR AREA 744 SQ.FT. (69.1 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



## Glen Court, St Johns Hill Road, St Johns, Woking, Surrey, GU21

- **Ground Floor Apartment**
- **Spacious Living/Dining Room**
- **Beautifully Appointed Kitchen**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Allocated Parking**
- **Communal Gardens**
- **Security Entryphone System**
- **Walking Distance Of Village Amenities**

Nestled within an exclusive development, this rarely available two double bedroom ground floor apartment is offered to the market with no onward chain. The property features a secure video entry phone system, ensuring peace of mind for residents.

The accommodation comprises of a spacious living/dining room boasting a front aspect double glazed window and a charming feature fireplace with a coal effect gas fire, providing a cosy living space. The beautifully appointed kitchen is designed with both style and practicality in mind, which includes an extensive range of cabinets, under unit lighting, elegant granite worktops and is equipped with integrated appliances. The master bedroom is a sanctuary of comfort, featuring fitted wardrobes. The second bedroom also includes a front aspect double glazed window, fitted wardrobe, making it ideal for guests or a home office. Completing the accommodation is an en-suite shower room with a modern suite, including a tiled shower cubicle, and the main bathroom being well appointed with a panel enclosed bath with mixer tap and shower attachment.

Outside, the communal gardens are beautifully kept, offering a serene outdoor space for relaxation. Allocated parking adds convenience, while the property's location within walking distance of St Johns village and Lye ensures easy access to local amenities and transport links.

Nestled near Woking Town Centre, the charming village of St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the serene Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by the Peacocks Centre housing the New Victoria Theatre, a multi-screen cinema, and additional shopping options. Commuting is a breeze with Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band E - EPC Rating C - Tenure: Leasehold (101years remaining – 2024) - Ground Rent: Peppercorn rent - Service Charge: £4871pa





