



WOKING
£220,000

**Introducing this beautifully
refurbished apartment, ideally
situated within walking distance
of Woking Town Centre and its
highly regarded mainline
station.**



Second Floor

Gross Internal Floor Area : 51.3 m² ... 552 ft²

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.

Monument Road, Maybury, Woking, Surrey, GU21

- **First Floor Apartment**
- **One Double Bedroom**
- **Newly Fitted Kitchen**
- **Open Plan Living Room**
- **Beautifully Appointed Bathroom**
- **Security Entryphone System**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Introducing this beautifully refurbished apartment, ideally situated within walking distance of Woking Town Centre and its highly regarded mainline station.

This property has been meticulously updated and boasts a newly fitted kitchen that flows into an open-plan living room, creating a modern and welcoming space. The accommodation includes a spacious double bedroom, providing comfort and tranquillity, along with a beautifully appointed bathroom that offers a touch of luxury.

This apartment further benefits from a secure entry phone system, efficient gas central heating, and double-glazed windows, ensuring a warm and safe living environment. Offered to the market with NO ONWARD CHAIN, this property is an excellent opportunity for first-time buyers, commuters, or investors alike, in this prime location. With its superb finishes and unbeatable convenience, this apartment is a must-see for those seeking stylish living in the heart of Woking.

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 South East. Additionally, travellers benefit from 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 B - EPC Rating C - Tenure: Leasehold 125 years (2024)
Ground Rent £250 PA Service Charge £800 PA



