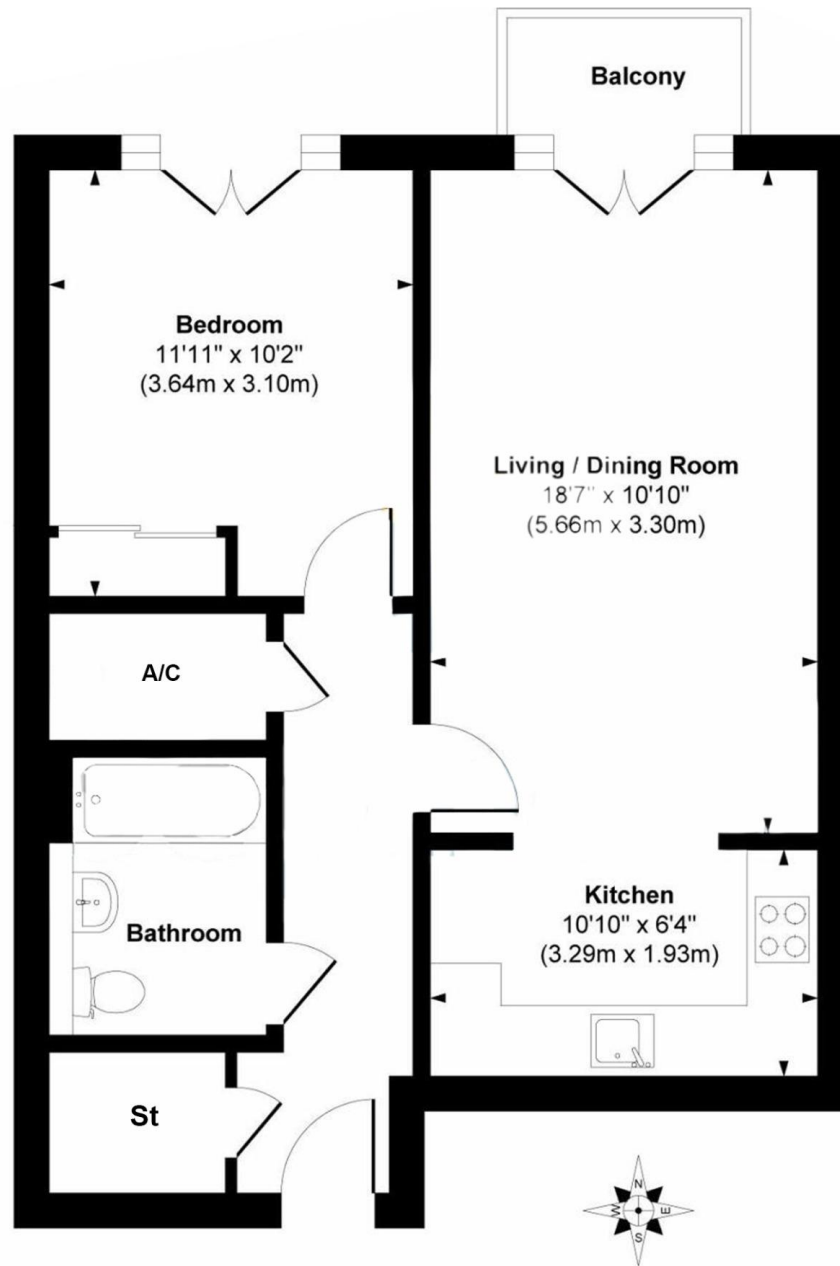




WOKING

OIEO £275,000

**An exceptional Penthouse Apartment
in the prestigious and highly coveted
Gresham Mill Development -
Situated on the second-floor, this
penthouse apartment is meticulously
maintained and boasts exceptional
storage throughout.**



Approximate Gross Internal Floor Area 577 sqft ... 53.59 sqm

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.

Mill Court, Gresham Park Road, Old Woking, Woking, Surrey, GU22

- Available with **NO ONWARD CHAIN**
- **Second Floor Penthouse Apartment, Combining Security with Peace and Privacy**
- **Beautifully Presented Throughout, Featuring High Ceilings**
- **Open Plan Kitchen**
- **Two Large Cupboards Providing Ample Storage, Fitted with Shelving**
- **Principal Double Bedroom with Private Balcony**
- **Contemporary Bathroom**
- **Allocated Parking for Two Cars**
- **Set Within 7.5 Acres of Private Grounds**

NO ONWARD CHAIN - An exceptional penthouse apartment in the prestigious and highly sought-after Gresham Mill Development. Situated on the top floor, this penthouse offers, security, peace and privacy, is meticulously maintained, and features exceptional storage throughout.

The welcoming entrance hall, enhanced by the impressive 8'10" ceiling height, includes a security entrance phone and two large walk-in storage cupboards, both fitted with floor-to-ceiling shelving. The spacious and light-filled living area benefits from double doors leading to a generously sized balcony, while the luxury open-plan kitchen is elegantly designed with high-quality granite worktops, upstands, and splashbacks. It also features an integrated dishwasher and washer/dryer, space for fridge freezer, under-unit lighting, and premium laminate flooring. The spacious master bedroom enjoys double doors opening to a Juliet balcony, adding to the apartment's sense of space and elegance. A stylish and contemporary family bathroom completes the accommodation.

Nestled within 7.5 acres of beautifully maintained private grounds, this exceptional estate offers a wealth of outdoor amenities, including a tennis court, a newly established allotment (opened in 2024), tranquil riverside seating areas, and a secluded garden with a BBQ space. A haven for walkers, the property is surrounded by open fields and scenic trails, with direct walking routes to the New Inn pub in Send and a picturesque canal-side path leading to Ripley in approximately 40 minutes. Striking the perfect balance between community and seclusion, this estate is an idyllic retreat. Further benefits include allocated parking for two cars and ample visitor parking is also available. This property is available for sale with NO ONWARD CHAIN, ensuring a smooth and hassle-free purchase process. Pets are permitted with management company approval, and there is strong precedent as many flats already have pets.

Situated within a mile of Woking town centre and just a short drive from the historic town of Guildford, this exceptional home offers the perfect balance of scenic surroundings and urban convenience. Perfectly placed for commuting into London, this property offers easy access to Woking's mainline Station, providing a fast and frequent service to Waterloo Station in under 30 minutes. Both the M25 and M3 are less than 15 minutes away by road, ensuring seamless connectivity to the South of England and beyond. Conveniently located approx 30 miles from Gatwick and under 20 miles from Heathrow. The area is surrounded by picturesque country parks, commons, heathland, and long stretches of scenic walks along the Basingstoke Canal and the Wey Navigation, making it an ideal blend of urban convenience and natural beauty.

Council Tax Band C - EPC Rating C - Tenure: Leasehold - Lease length 111 years remaining (2025)
111 Years remaining on lease - Ground Rent £323.34 PA - Service Charge £1821.94 PA



