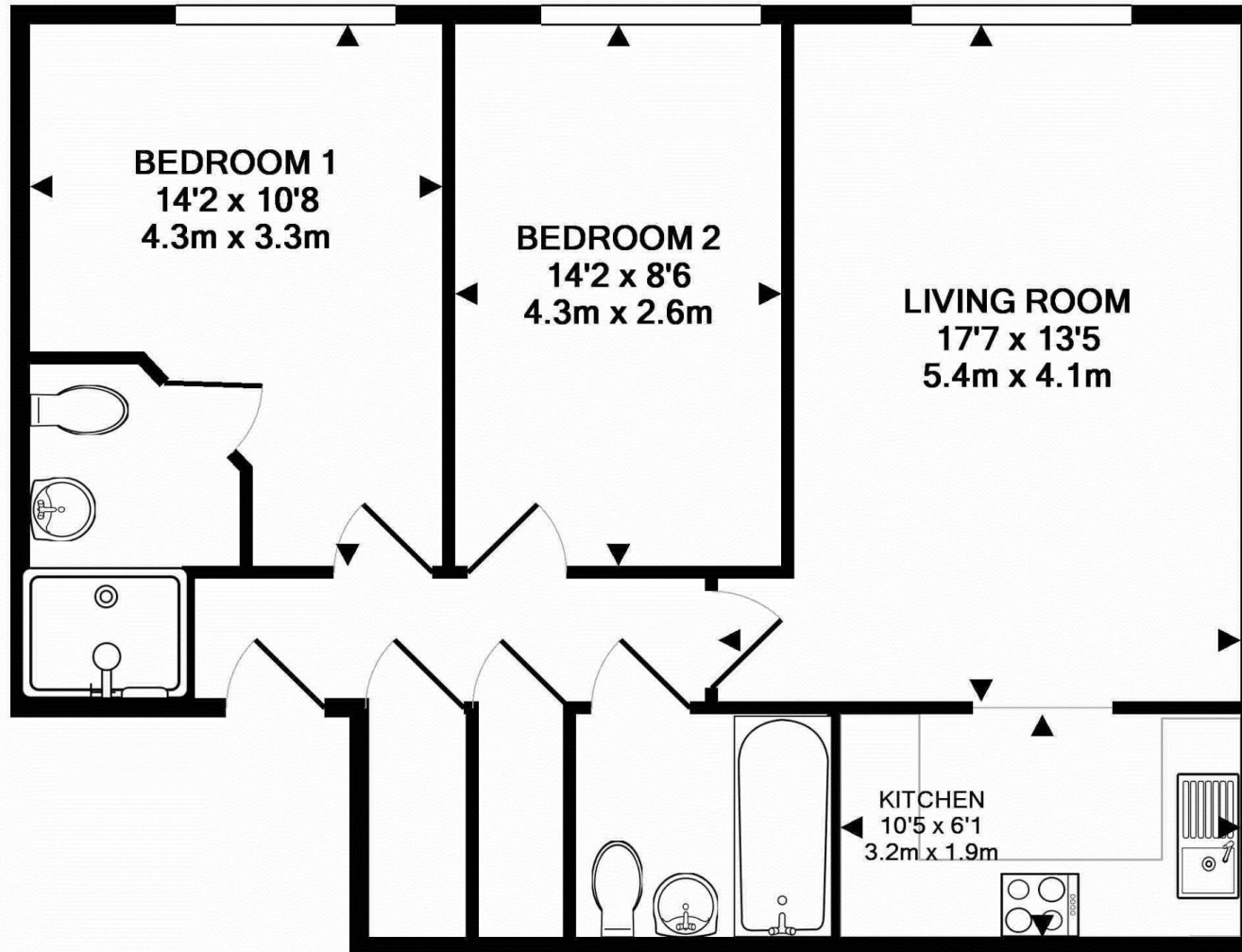




WOKING

£285,000

Ideally positioned within walking distance of Woking Town Centre and its acclaimed mainline station, this top-floor executive apartment offers both convenience and comfort in a prime location.



TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 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

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Northfleet Lodge, 6 Claremont Avenue, Woking, Surrey, GU22

- **Top Floor Executive Apartment**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Spacious Reception Room**
- **Secure Underground Parking Space**
- **Communal Gardens**
- **Walking Distance To Woking Mainline Station**
- **NO ONWARD CHAIN**

Ideally positioned within walking distance of Woking Town Centre and its acclaimed mainline station, this top-floor executive apartment offers both convenience and comfort in a prime location. Perfect for professionals, investors, or those seeking a low-maintenance lifestyle, the property provides easy access to local amenities, transport links, and a vibrant town centre.

The well-presented accommodation comprises two generous double bedrooms, including a principal bedroom with a stylish en-suite shower room. A modern family bathroom serves the second bedroom and guests. The spacious reception room provides a bright and versatile living space, ideal for relaxing or entertaining, with ample room for both seating and dining areas.

Additional features include a security entryphone system, a secure underground parking space, and access to well-maintained communal gardens, enhancing both convenience and peace of mind. Offered to the market with NO ONWARD CHAIN, this superb apartment presents an excellent opportunity for immediate occupation or investment.

Woking Town Centre is a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer 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, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling 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 - 132 Years remaining (June 2025)
Service Charge: £2548.44 PA - Ground Rent: £250.00 PA

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.



