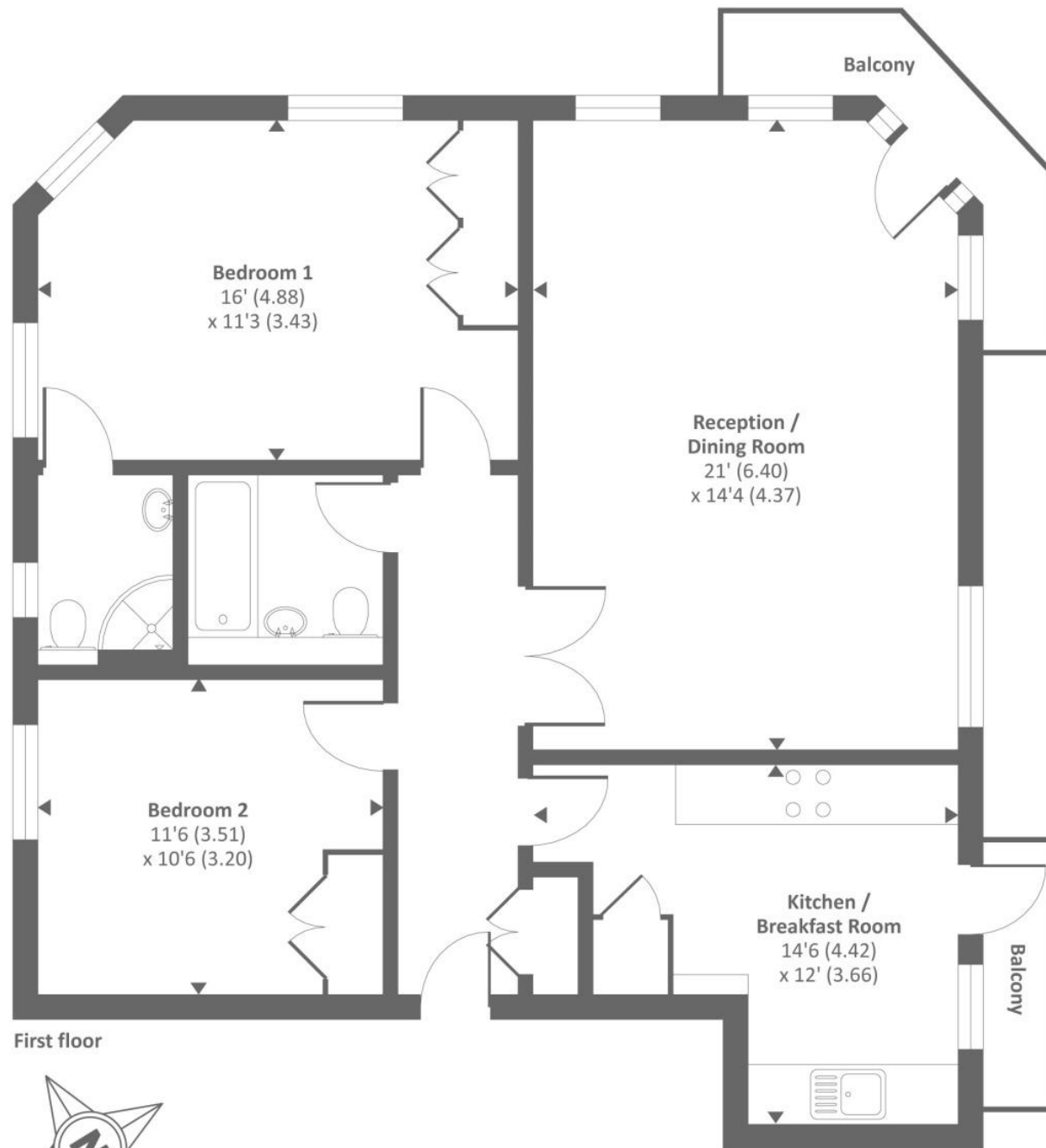




WOKING

£375,000

Situated within easy reach of Woking town centre and its mainline railway station, this well-presented first-floor apartment offers modern living in a highly convenient location.



First floor



Approx. gross internal floor area 914 SQFT / 84.9 SQM

Bramley House, 36 Claremont Avenue, Woking, Surrey, GU22 7QA

- **First Floor Apartment**
- **Two Bedrooms**
- **Fitted Kitchen/Breakfast Room**
- **Living/Dining Room**
- **Modern Bathroom**
- **En-Suite Shower Room To Principal Bedroom**
- **Double Glazing & Gas Central Heating**
- **Two Allocated Parking Spaces**
- **Walking Distance Of Mainline Station**

Situated within easy reach of Woking town centre and its mainline railway station, this well-presented first-floor apartment offers modern living in a highly convenient location. The property features two generously sized double bedrooms, making it an ideal choice for professionals, first-time buyers, or those seeking an ideal investment opportunity.

The apartment boasts a spacious and versatile living/dining room, providing a comfortable setting for both relaxation and entertaining. The well-appointed fitted kitchen/breakfast room offers storage and worktop space, catering to all culinary needs with style and functionality. The principal bedroom benefits from a contemporary en-suite shower room, adding a touch of privacy and convenience. Further highlights include gas radiator central heating and double glazing, ensuring energy efficiency and year-round comfort. The property also comes with two allocated parking spaces, a valuable asset for town-centre living.

With its excellent location, thoughtful layout, and quality finishes, this two-bedroom apartment presents a fantastic opportunity to enjoy modern comfort with superb access to local amenities and transport links. Early viewing is highly recommended.

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 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 B - Tenure: Leasehold

Tenure: Leasehold 103 Years remaining (June 2025) - Ground Rent: £125 PA - Service Charge: £1898 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.



