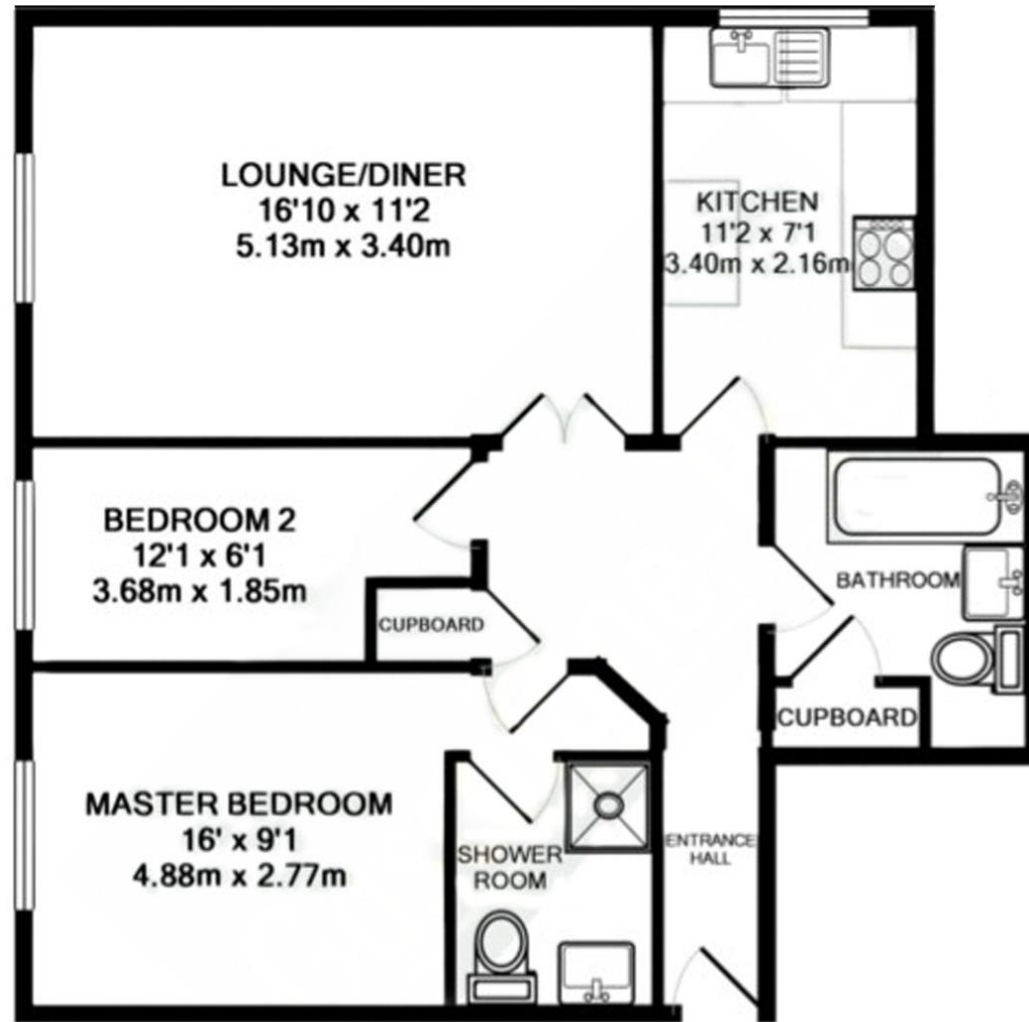




WOKING

£310,000

Positioned within a highly sought-after canal-side development, this elegant second-floor apartment offers the perfect blend of tranquillity and convenience.



This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

Millennium Court, Vale Farm Road, Woking, Surrey, GU21

- **Modern Second Floor Canal Side Apartment**
- **Short Walk To Woking Town Centre & Mainline Station**
- **Two Bedrooms**
- **En-Suite To Principal Bedroom**
- **16ft Living/Dining Room**
- **Modern Kitchen & Bathroom**
- **Lift Access**
- **Garage in a nearby block with one parking space available in front**
- **NO ONWARD CHAIN**

Positioned within a highly sought-after canal-side development, this elegant second-floor apartment offers the perfect blend of tranquillity and convenience. Ideally located just a short walk from Woking Town Centre and its highly regarded mainline station—with fast and frequent services into London—the property provides an exceptional lifestyle choice for professionals, commuters, or those seeking a stylish, low-maintenance home.

Immaculately presented throughout, the apartment features two spacious bedrooms, including a principal bedroom with a modern en-suite shower room. The 16ft living/dining room enjoys an abundance of natural light, creating an inviting space for both relaxation and entertaining, while the separate, fully fitted kitchen offers a sleek range of contemporary units and integrated appliances. A modern family bathroom completes the well-planned accommodation.

Designed for comfort and convenience, the property benefits from lift access, a secure entryphone system, and a garage situated within a nearby block with one parking space available in front. The development itself is well maintained and enjoys a peaceful outlook, offering residents a sense of privacy and calm within a vibrant urban setting. Offered to the market with **NO ONWARD CHAIN**, this impressive canal-side apartment perfectly combines modern living with a serene environment, all within walking distance of Woking's excellent shopping, dining, and transport facilities.

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 D - EPC Rating C - Tenure: Leasehold (99 years remaining)
Ground Rent: £250 PA - Service Charge: £1,700 PA



