



Flat 3, 24 College Road Woking, Surrey GU22 8BU **£1,495 PCM Unfurnished**

Spacious first floor flat with parking and communal gardens in Woking town centre. The accommodation comprises: entrance hall; large living/dining room; modern kitchen with appliances; two double bedrooms; modern bathroom with shower over the bath; one parking space; EPC B/82; Council tax band B; Sorry no pets.

The flat is a short walk from Woking town centre with its excellent range of shops, restaurants and leisure facilities. Woking is a few miles from the M25 and M3 motorways. Both Gatwick and Heathrow Airports are easily accessible by road and also there is the RailAir coach link serving Heathrow direct from Woking train station. Trains from Woking station depart for London Waterloo every eight minutes at peak times during the week, and every 15 minutes at weekends.



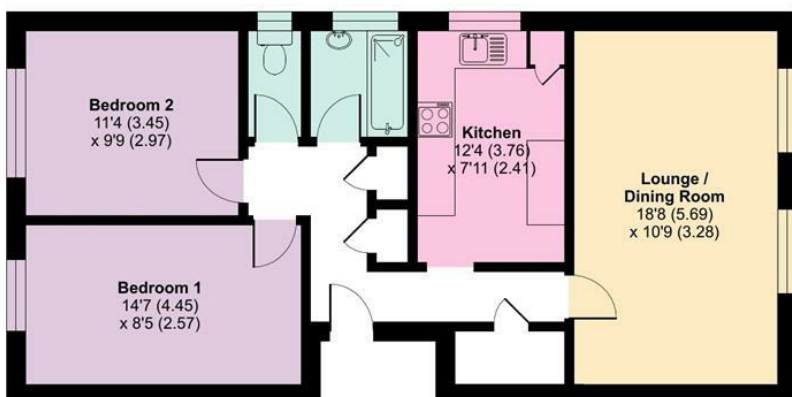
6 Station Parade, East Horsley, Surrey, KT24 6QN
Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the
Material Information

Wills & Smerdon

Approximate Area = 731 sq ft / 68 sq m
For identification only - Not to scale



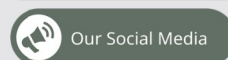
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2022. Produced for Wills and Smerdon. REF: 917586



Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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