



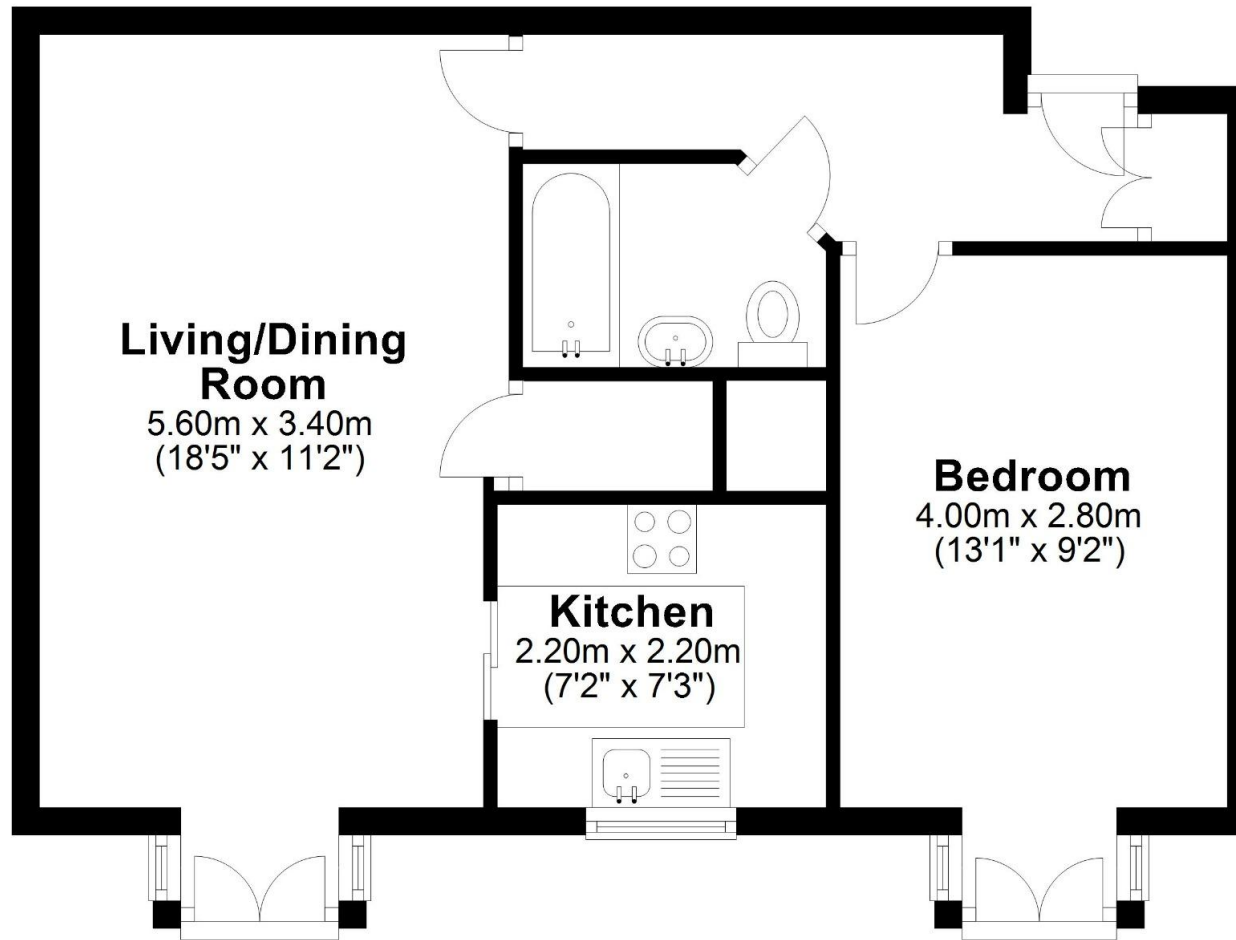
**WOKING**

**£235,000**

**Set within an attractive and well-regarded development in Woking, this rarely available first floor apartment offers an enviable balance of town-centre convenience and peaceful residential living.**

## First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 48.8 sq. metres (525.6 sq. feet)



## Ellingham, Midhope Road, Woking, Surrey, GU22

- **Rarely available first floor apartment**
- **Sought after development**
- **Spacious reception room with Juliet balcony**
- **Generous double bedroom with ample storage space**
- **Well-appointed kitchen**
- **Double glazed windows throughout**
- **Communal gardens and residents parking**
- **Walking distance to Woking town centre and mainline station**

Set within an attractive and well-regarded development in Woking, this rarely available first floor apartment offers an enviable balance of town-centre convenience and peaceful residential living. Just a short stroll from the mainline station and the vibrant amenities of the town centre, the location is ideal for those seeking an easy commute while enjoying everything the area has to offer, from restaurants and cafés to green open spaces.

The apartment itself provides light-filled and well-proportioned accommodation, designed for comfortable everyday living. The spacious reception room opens onto a charming Juliet balcony, allowing fresh air and natural light to flow through and creating a welcoming space to relax or entertain. The separate kitchen is neatly arranged and practical, while the generous double bedroom offers a calm and restful retreat. A separate bathroom completes the layout. Residents benefit from well-maintained communal gardens, perfect for enjoying warmer days, along with the added convenience of parking. Double glazed windows enhance comfort and energy efficiency throughout.

Woking Town Centre is within easy reach, 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 148yrs remaining (2026) - Service Charge - £1644 PA

*Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.*

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.





