

**FOR SALE**



**Walton Road, Woking**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £179,990**





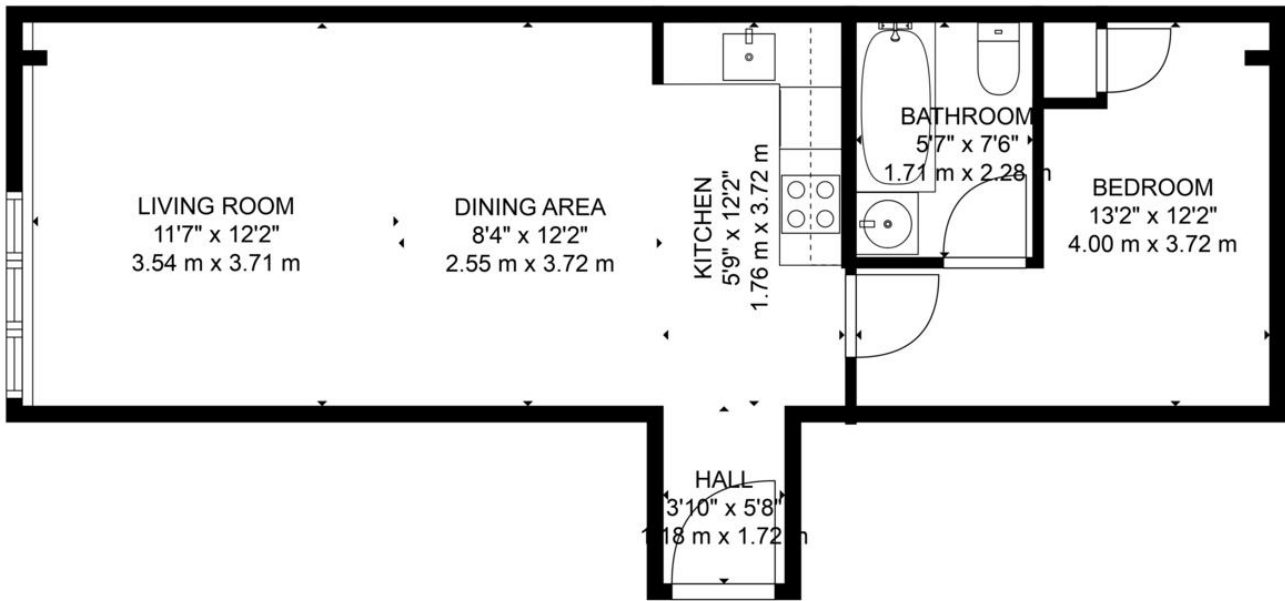
A bright and well-presented one-bedroom apartment set within a small purpose-built development on Walton Road, offering approximately 505 sq ft of comfortable and well-arranged living space. The property features a spacious open-plan living and dining area, filled with natural light and providing plenty of room for both relaxing and entertaining. The fitted kitchen is neatly laid out with good storage and worktop space, while the double bedroom is a generous size with space for additional furnishings. The bathroom is clean and modern in feel, with a white suite and shower over bath. Throughout, the flat is well maintained with a neutral finish, making it ready to move into while still allowing scope to add your own style over time. Ideally located within easy reach of Woking town centre and mainline station, this is an attractive and practical home that will appeal to first-time buyers and investors alike.

- Well-presented one-bedroom apartment
- Approx. 505 sq ft of living space
- Bright and spacious living/dining area
- Fitted kitchen with good storage
- Generous double bedroom
- Modern bathroom with shower over bath

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





**TOTAL: 505 sq. ft, 47 m2**  
**FLOOR 1: 505 sq. ft, 47 m2**

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## Martin & Co Woking

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for mpart of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

