



WOKING

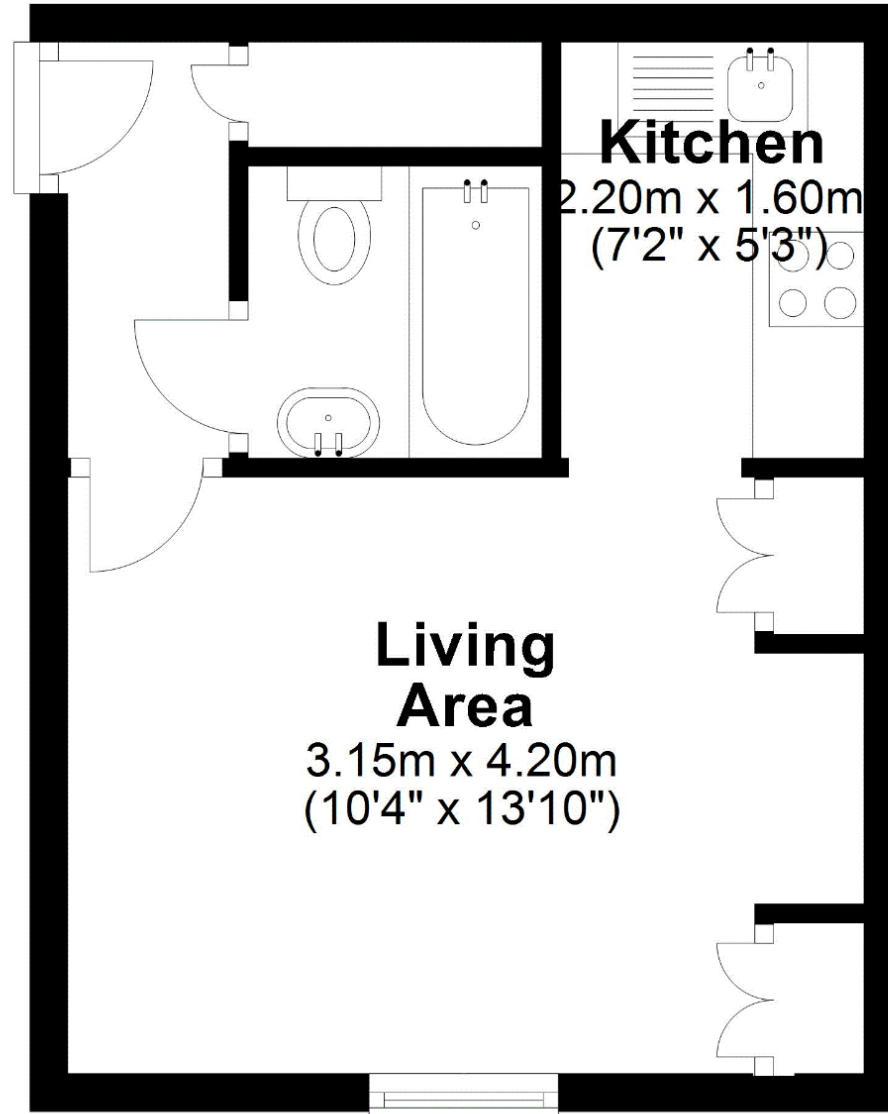
£145,000

Offered to the market with no onward chain, this ground floor studio apartment is ideally suited to first-time buyers, investors, or those seeking a conveniently located residence. NO ONWARD CHAIN.



Ground Floor

Approx. 22.9 sq. metres (246.3 sq. feet)



Total area: approx. 22.9 sq. metres (246.3 sq. feet)

Templecombe Mews, Oriental Road, Woking, Surrey, GU22

- **Ground floor studio apartment**
- **Versatile living/bedroom**
- **Kitchen with rear aspect window**
- **Security entryphone system for added peace of mind**
- **Allocated parking bay & communal visitor's parking**
- **Walking distance of Woking Town Centre & mainline station**
- **NO ONWARD CHAIN**

Offered to the market with no onward chain, this ground floor studio apartment is ideally suited to first-time buyers, investors, or those seeking a conveniently located residence. Situated in a highly sought-after location, the property benefits from excellent access to local amenities and transport links.

The accommodation comprises a bright studio room with versatile living and sleeping space, complemented by a separate kitchen fitted with a rear aspect window allowing for natural light. The property also benefits from a security entryphone system, providing added peace of mind for residents. Further advantages includes an allocated parking bay, and communal parking for visitors, as well as well-maintained communal areas. The apartment offers a practical and low-maintenance living arrangement within a popular residential development.

Perfectly positioned within walking distance of Woking Town Centre, residents can enjoy a wide range of shops, restaurants, and leisure facilities, along with Woking's highly regarded mainline station, offering fast and frequent services into London Waterloo. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band B - EPC Rating C - Tenure: Leasehold – Lease Length: 960 Years (2026)
Service Charge: £1097 PA – Ground Rent: £75 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.

