



Century Court, Woking, GU21 6DF
£345,000 Leasehold

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A substantial and hugely impressive first floor apartment walking distance of Woking town centre and station.

With allocated parking, this property further benefits from magnificent views over Woking and access onto the Basingstoke Canal's picturesque towpath.

This home features a reception hall, large living room with dining and family room / study areas. Two double bedrooms; including a principal with en-suite, a family bathroom, and a fitted kitchen with space for freestanding appliances. The complex is secure with an entry phone system.

Woking's shops, restaurants and cultural venues are all close by. This location blends convenience with natural surroundings. A strong selection of state and independent schools further enhances its practicality.

A rare opportunity to secure a spacious apartment, viewings are strongly advised.

Council tax band -D

Lease term 125yrs with 98yrs remaining.

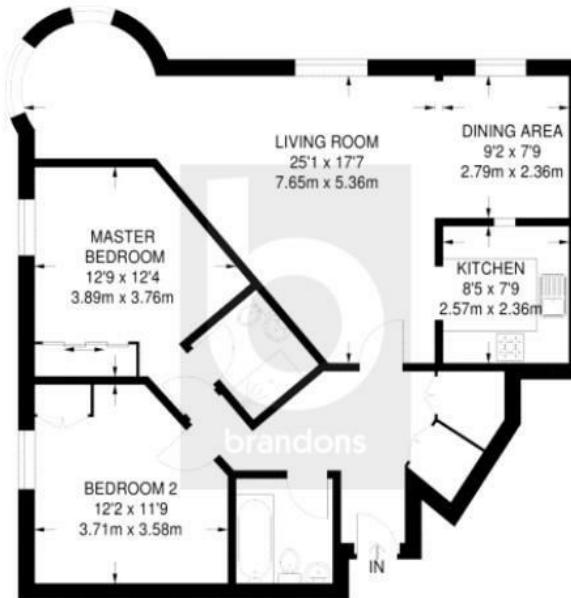
Ground rent £315.72 pa

Service Charge £2387 pa



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APPROXIMATE GROSS INTERNAL AREA
876 SQ FT / 81.4 SQ M

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

To arrange a viewing please contact brandons residential estate agents
on 01483 798840 or email sales@brandonsmove.co.uk

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

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