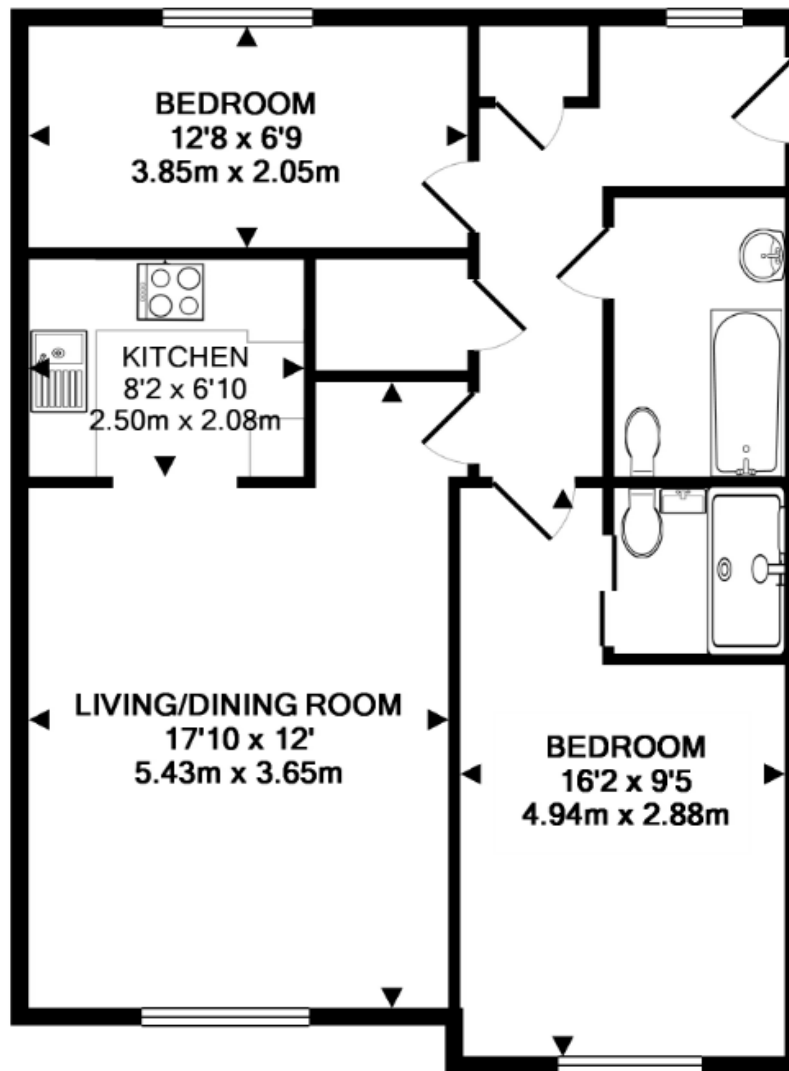




WOKING

£255,000

A well-presented two-bedroom ground floor apartment, ideally situated within walking distance of Woking Town Centre and its highly regarded mainline station, offering excellent transport links to London and the surrounding areas.



TOTAL APPROX. FLOOR AREA 599 SQ.FT. (55.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Kingsoak House, North Road, Woking, Surrey, GU21

- **Two bedroom ground floor apartment**
- **Spacious reception room**
- **Well appointed kitchen and bathroom**
- **Allocated Parking**
- **Security entryphone system**
- **Walking distance to mainline station**
- **NO ONWARD CHAIN**

A well-presented two-bedroom ground floor apartment, ideally situated within walking distance of Woking Town Centre and its highly regarded mainline station, offering excellent transport links to London and the surrounding areas. This attractive property is perfectly suited to first-time buyers, investors, or those looking to downsize.

The accommodation comprises a spacious and inviting reception room, providing ample space for both living and dining, alongside a well-appointed kitchen. There are two well-proportioned bedrooms and a bathroom, all thoughtfully arranged to offer comfortable and practical living. Further benefits include an allocated parking space and a secure entryphone system, ensuring both convenience and peace of mind for residents. The property is well maintained throughout and ready for immediate occupation.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a conveniently located home in a sought-after area, close to local amenities, transport links, and green spaces.

Woking town centre is a cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the South East as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

Council Tax Band C - EPC Rating C - Tenure: Leasehold

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.

