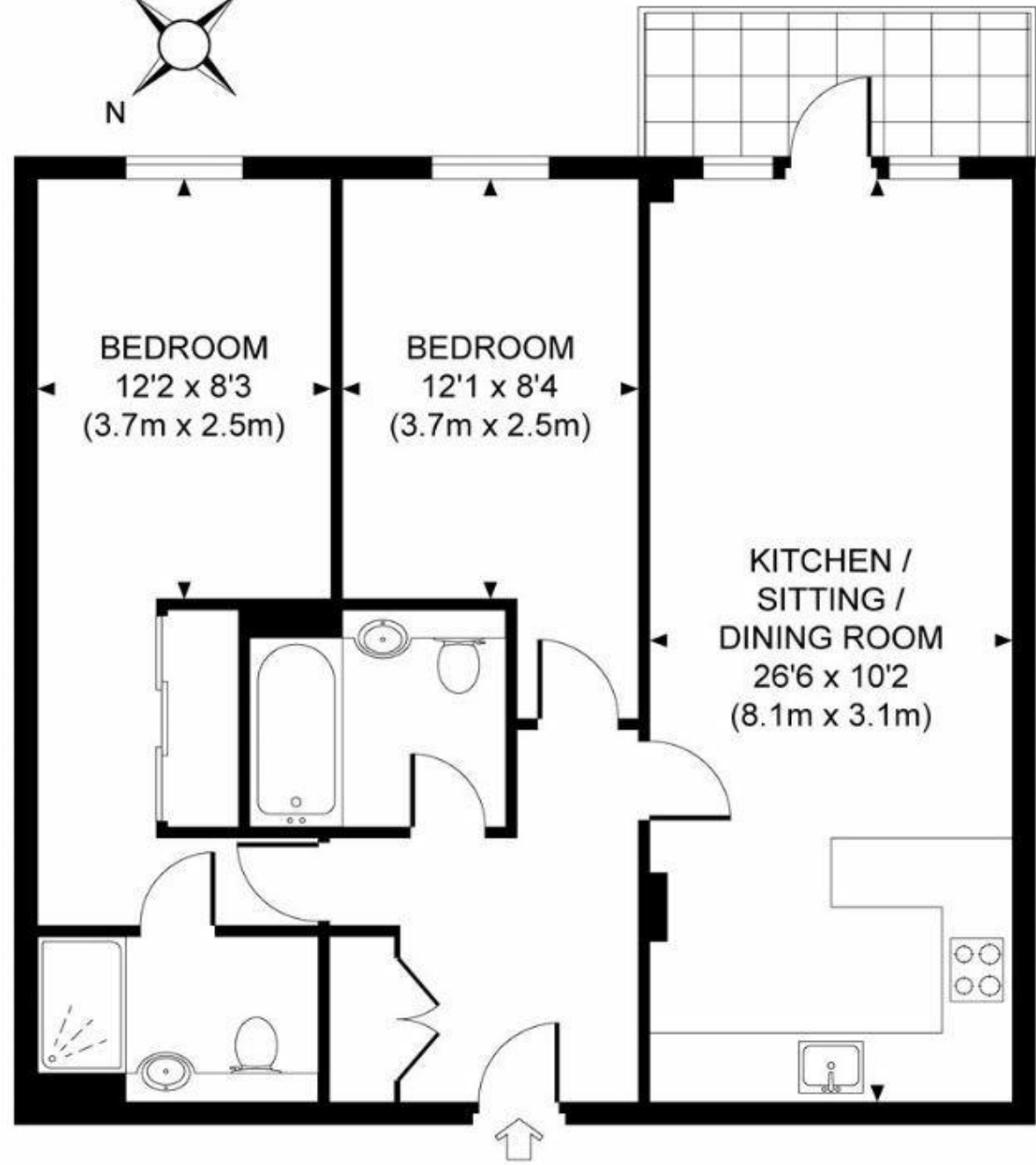




WOKING
£270,000

This impressive second-floor apartment, situated in the sought-after Enterprise Place, combines modern design with convenience.

Approximate Gross Internal Area
720 sq ft / 66.9 sq m



BEDROOM
12'2 x 8'3
(3.7m x 2.5m)

BEDROOM
12'1 x 8'4
(3.7m x 2.5m)

KITCHEN /
SITTING /
DINING ROOM
26'6 x 10'2
(8.1m x 3.1m)

Church Street East, Woking, Surrey, GU21

- **Second Floor Apartment**
- **Two Spacious Double Bedrooms**
- **Two Contemporary Bathrooms**
- **Open Plan Living & Dining room Area with Balcony**
- **Modern Kitchen With Integrated Appliances**
- **Double Glazed Windows**
- **Convenient Town Centre Location**
- **A Short Walk of Mainline Station**

This impressive second-floor apartment, situated in the sought-after Enterprise Place, combines modern design with convenience.

Boasting a bright and airy interior, the property features an open-plan living and dining area leading to a private balcony, perfect for relaxing or entertaining. The stylish kitchen is fully equipped with integrated appliances, including a Bosch oven, ceramic hob, stainless steel extractor canopy, fridge/freezer, and under-cabinet lighting. High-gloss cabinetry add a touch of sophistication. The apartment benefits from engineered oak flooring in the living room and hallway, while double-glazed windows ensure a comfortable living environment. The property also offers two generously sized double bedrooms, including the principal bedroom with a fitted wardrobe and an en-suite shower room with a modern cubicle, low-level WC, and vanity unit. The main bathroom conveniently serves the second bedroom, while a utility cupboard offers valuable extra storage space.

Enterprise Place offers secure entry, lift access to all floors, bike storage and a prime location in the heart of the town centre. With the mainline station and shops just a short walk away, this apartment is ideal for those seeking a stylish, low-maintenance home in a vibrant setting.

Woking Town Centre, 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 D - EPC Rating B

Tenure: Leasehold - 131 Years

Service Charge £2,590 PA Includes Water Rates - Ground Rent £250 PA

Discounted parking available via Woking Borough Council

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



