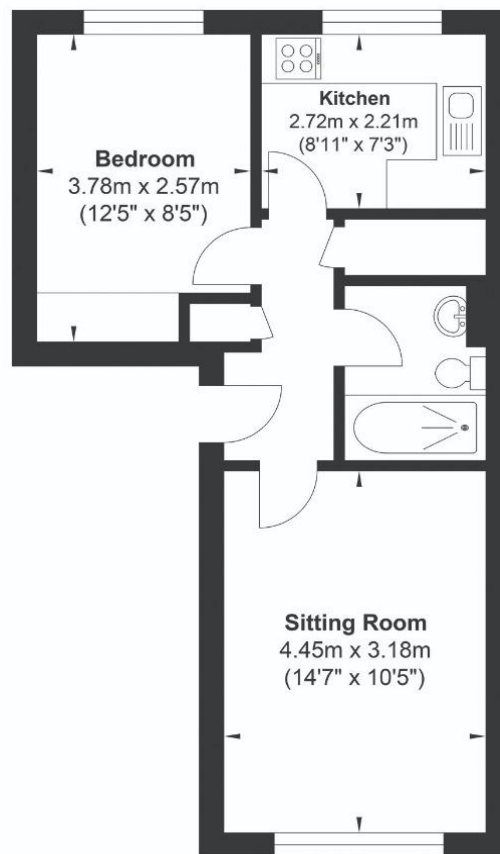




ST JOHNS
OIEO £200,000

Positioned just moments from the heart of the ever-popular St Johns Village and a picturesque stretch of the Basingstoke Canal, this charming ground floor apartment offers beautifully presented accommodation in a highly convenient and sought-after setting.



Gross Internal Floor Area : 40.2 m2 ... 433 ft2

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.

Capstans Wharf, St Johns, Woking, Surrey, GU21

- **Beautifully presented ground floor apartment.**
- **Contemporary fitted kitchen**
- **Communal lawned gardens**
- **Private parking**
- **Double glazing**
- **Within easy reach of Woking Town Centre & mainline station**

Positioned just moments from the heart of the ever-popular St Johns Village and a picturesque stretch of the Basingstoke Canal, this charming ground floor apartment offers beautifully presented accommodation in a highly convenient and sought-after setting. Combining character with contemporary styling, the property is ideally suited to first-time buyers, downsizers or investors alike.

The apartment has a bright and welcoming atmosphere. A particular feature is the contemporary kitchen, finished with sleek high gloss units, integrated appliances including an external extractor, together with tiled splashbacks and flooring for a stylish and practical finish. Double glazing further enhances the comfort and efficiency of the home.

The well-proportioned accommodation enjoys an excellent sense of light and space, whilst outside residents can enjoy a communal lawned garden, ideal for relaxing during the warmer months. The property also benefits from private parking, adding further appeal and practicality.

Situated within easy reach of the local shops, cafés and restaurants of St John's Village, the apartment enjoys a highly convenient setting that blends village charm with excellent connectivity. St John's itself offers a welcoming community feel with its village green and the scenic Basingstoke Canal, providing attractive waterside walks right on the doorstep. The property is also ideally positioned for leisurely canal-side walks leading directly into Woking Town Centre, where a vibrant and cosmopolitan lifestyle awaits. Woking offers an extensive selection of bars, cafés, restaurants and shops, alongside the Peacocks Centre, home to the New Victoria Theatre, a multi-screen cinema and further retail amenities. For commuters, Woking's highly regarded mainline station provides fast and frequent services to London Waterloo in approximately 23 minutes, while nearby Brookwood station offers further convenient access to London in around 30 minutes, making this an exceptionally well-connected and desirable location.

Council Tax Band D - EPC Rating D

Tenure: Leasehold – 999 Years from 1992 (965 years remaining)

Service Charge/Ground Rent - £1,636.09 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.



