



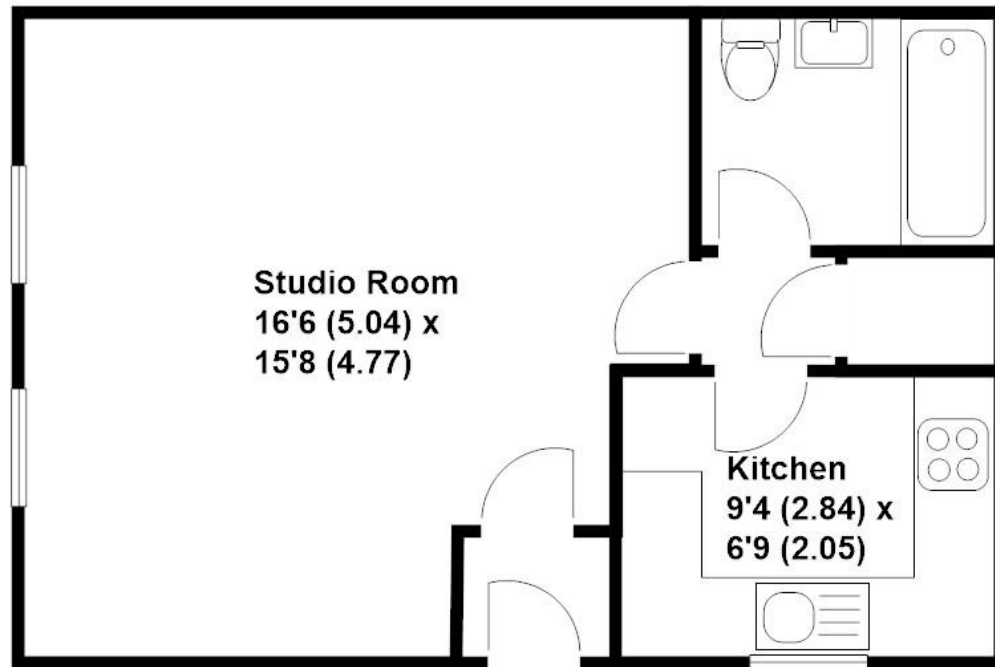
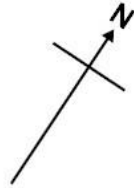
ST JOHNS

£165,000

This well-presented ground floor studio apartment offers a comfortable and low-maintenance living space, ideally suited to first-time buyers, investors or those seeking a convenient village base.

St Johns Mews, Woking

Approximate gross internal floor area 376 sq/ft - 34.9 m/sq



Ground Floor

These plans are not drawn to scale and are for representational purposes only.
The services, systems and appliances listed in these details have not been tested
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St Johns Mews, St Johns, Woking, Surrey, GU21

- **Ground floor studio apartment**
- **Sought-after village location**
- **Walking distance to St John's Village**
- **Modern fitted kitchen**
- **Contemporary bathroom suite**
- **Double glazed throughout**
- **Modern electric heating**
- **Allocated parking space**

This well-presented ground floor studio apartment offers a comfortable and low-maintenance living space, ideally suited to first-time buyers, investors or those seeking a convenient village base. Positioned within a desirable village setting, the property benefits from easy access to local amenities and transport links.

The accommodation comprises a bright and versatile studio room, complemented by a modern fitted kitchen and a contemporary bathroom, all finished to a good standard. The property further benefits from double glazing throughout and modern electric heating, ensuring comfort and efficiency year-round.

Externally, the apartment enjoys the added advantage of allocated parking, providing convenience for residents and visitors alike.

Ideally located within walking distance of St John's Village, the property offers excellent access to a range of local shops, cafés and services, making it a highly convenient and appealing home.

St. John's is a charming village that blends traditional character with convenient modern living. Centred around a quintessential village green and a selection of local shops, the village is further enhanced by the picturesque Basingstoke Canal, which meanders through its heart. Just to the south lies the prestigious area of Hook Heath—renowned for its wide, leafy avenues and grand residences, including many by the famed builder Tarrant—making it one of Woking's most desirable addresses. While enjoying a peaceful setting, St. Johns remains exceptionally well-connected. Woking Town Centre is just a short drive away and has seen significant regeneration in recent years, evolving into a vibrant hub with an impressive mix of restaurants, cafes, shops, and cultural venues including the New Victoria Theatre and a multi-screen cinema at the Peacocks Centre. Woking station offers one of the South East's fastest and most reliable services into London Waterloo, while nearby Brookwood station also provides a direct connection to the capital in approximately 30 minutes, making the village ideally suited for commuters.

Council Tax Band B - EPC Rating C - Tenure: Leasehold 988 Years remaining (2026)
Service Charge - £1,300 PA (Includes building insurance)

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.

