

St. Johns Hill Road, Woking, GU21 7RQ
£375,000 Leasehold

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In an exclusive development this rarely available two double bedroom ground floor apartment is offered to the market for sale chain free.
The accommodation comprises of a spacious living/dining room boasting views over the gardens through double glazed windows, a feature fireplace providing a cosy living space and dining room area. The beautifully appointed kitchen is designed with both style and practicality in mind, which includes an extensive range of cabinets, elegant granite worktops and is equipped with integrated appliances. The master bedroom featuring fitted wardrobes benefits from en-suite. The second bedroom also includes double glazed window, fitted wardrobe, making it ideal for guests or a home office. Completing the accommodation the main bathroom being well appointed with a panel enclosed bath with mixer tap and shower attachment. The property features a secure video entry phone system, ensuring peace of mind for residents.

Outside the communal gardens are beautifully kept, offering a serene outdoor space. There's allocated underground parking plus spaces out the front and lockable storage







shed. While the property's location is within walking distance of St Johns village and Lye access to local amenities and transport links.

The popular village of St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the serene Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by a theatre, a multi-screen cinema, and additional shopping options. Commuting is a breeze with Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band E
Ground Rent £400 pa
Service Charge £5,367.99 pa
Lease 99 years rem







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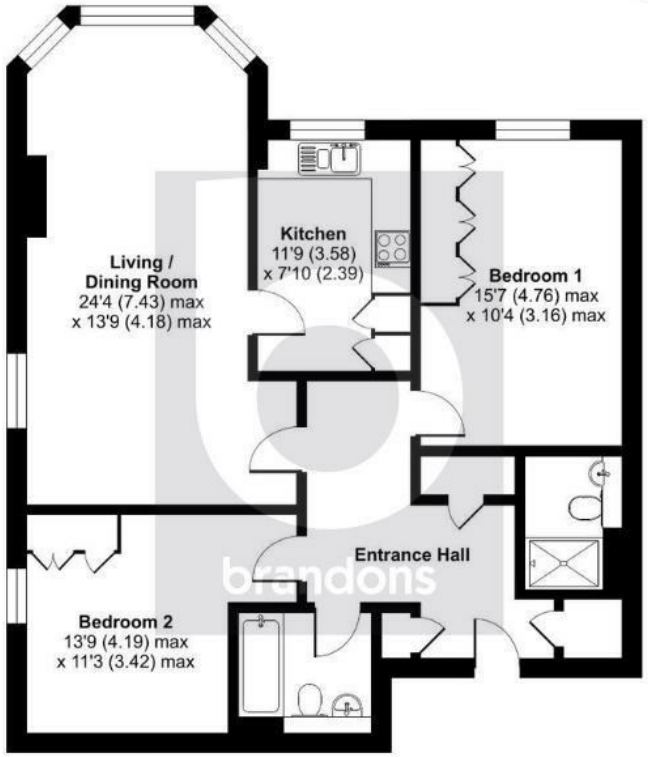


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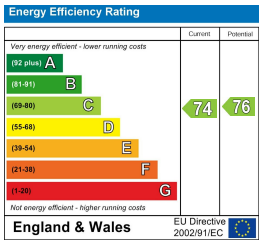


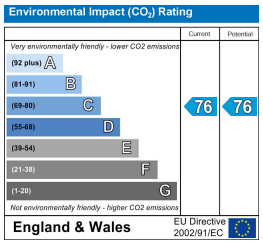
Approximate Area = 935 sq ft / 86.9 sq m

For identification only - Not to scale



GROUND FLOOR





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

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