



**WOKING**

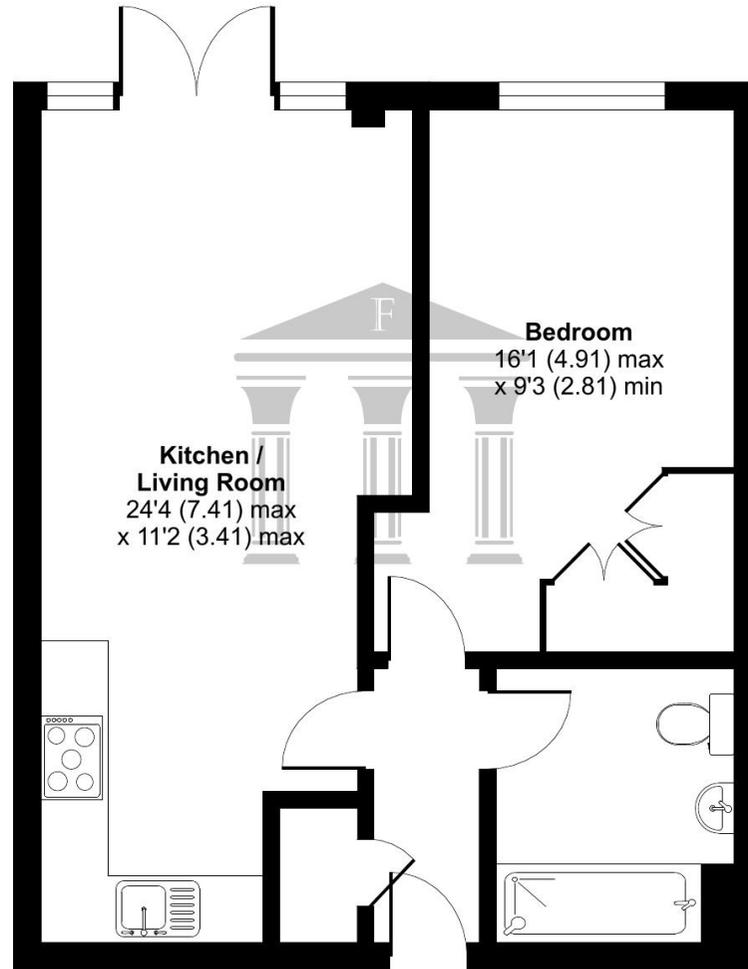
**£240,000**

**This rarely available ground floor apartment offers a superb blend of luxury, style, and convenience, complete with direct access to its own private garden.**

# Wells Court, Albert Drive, Woking, GU21

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



**GROUND FLOOR**

## Wells Court, Albert Drive, Sheerwater, Woking, Surrey, GU21 5UB

- **Luxurious ground floor apartment with private garden access**
- **Spacious reception room with open-plan kitchen**
- **High-quality Bosch integrated appliances**
- **Double bedroom with fitted wardrobes**
- **Beautifully appointed bathroom**
- **Allocated parking and bike storage**
- **Walking distance to Woking mainline station**
- **NO ONWARD CHAIN**

This rarely available ground floor apartment offers a superb blend of luxury, style, and convenience, complete with direct access to its own private garden. Designed to a high specification throughout, the property provides a beautifully balanced layout ideal for modern living and entertaining.

The spacious reception room enjoys an abundance of natural light and features an elegant open-plan kitchen fitted with premium Bosch integrated appliances, creating a seamless space for relaxation and dining. The double bedroom benefits from fitted wardrobes, while the bathroom has been finished to a luxurious standard, combining both style and comfort.

Further advantages include allocated parking, a secure entry phone system, and dedicated bike storage. The property is presented in immaculate condition and is offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

Perfectly positioned within walking distance of Woking Town Centre and its highly regarded mainline station, residents can enjoy the best of town and commuter living. Woking's vibrant centre offers an array of amenities including boutique shops, cafés, restaurants, and entertainment venues such as the Peacocks Centre and New Victoria Theatre. With frequent fast trains to London Waterloo in approximately 23 minutes, as well as convenient access to the M25 and A3, this location provides exceptional connectivity across the South East and beyond.

Council Tax Band C - EPC Rating D

Leasehold – 246 Years remaining - Service Charge - £1,200 PA - Ground Rent - £0

