

FOR SALE



Hipley Street, Old Woking

1 Bedroom, 1 Bathroom, Groundfloor Apartment

Asking Price Of £285,000





Presented in spectacular order and offered to the market with no onward chain is this one bedroom ground floor apartment. Built in 2018 this contemporary apartment offers a sense of serenity and luxury.

- **SHARE OF FREEHOLD**
- **Ground Floor Apartment**
- **Private Garden**
- **Allocated Parking**
- **Secure Gated Development**
- **No Ground Rent**
- **Service Charge £1421 PA**

The apartment offers open plan living space with a kitchen that holds integrated Bosch appliances; including a fridge freezer, oven, gas fired hob and dishwasher. Throughout the heart of the property is the entry hall which allows access into the living area, the bathroom and double bedroom, this also features a built in wardrobe and a stylish window wall overlooking the garden space.

The beautifully presented private garden is accessed through double doors in the living area and is mainly laid to lawn but also features a sun terrace. To the front is an allocated parking bay as well as numerous visitor parking bays.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tantalus Homes Ltd constructed this luxury apartment complex in 2018, built for contemporary living. The apartment is also still within its 10 year warranty period and has state of the art entry systems with a video console and the development is gated.

Grosvenor Court is located in Old Woking providing its own array local amenities, cafe's, restaurants and bars. The town Centre and mainline station are within 2 miles. Woking offers flexible and direct commuter links into London, the mainline station allows for a 24 minute commute. The M3 is to the north, M25 to the east and

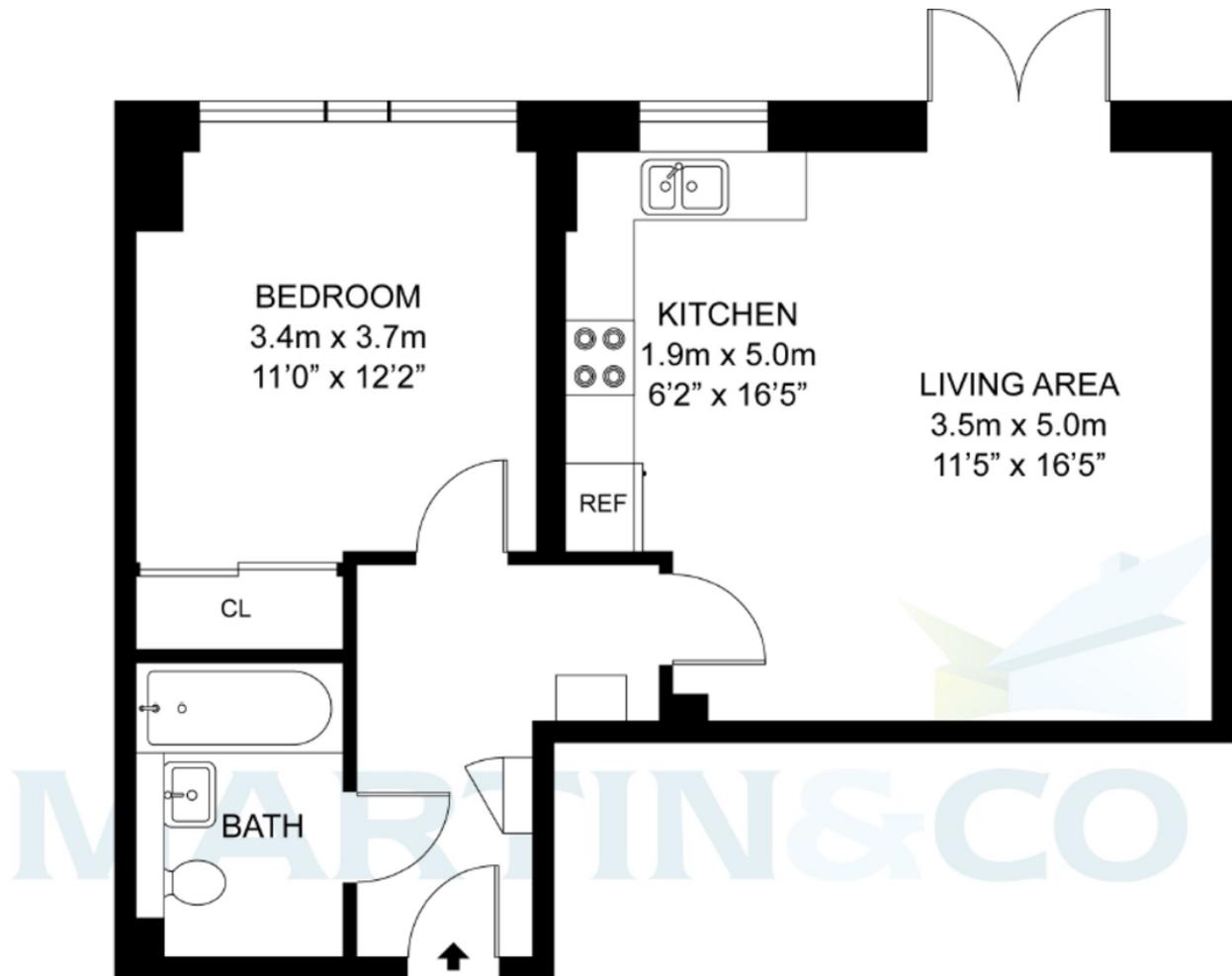


A3 to the south, offering easy access to the major road networks connecting the south of England and beyond.

A great opportunity for investors and owner occupiers to acquire this distinctive share of freehold apartment.

Viewings recommended.





GROSS INTERNAL AREA
TOTAL: 569.4 sq ft, 52.9 m²

Hipley Street, Woking

Whilst every attempt has been made to ensure accuracy, all measurements are approximate and not to scale. This floor plan is for illustrative purposes only

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.