

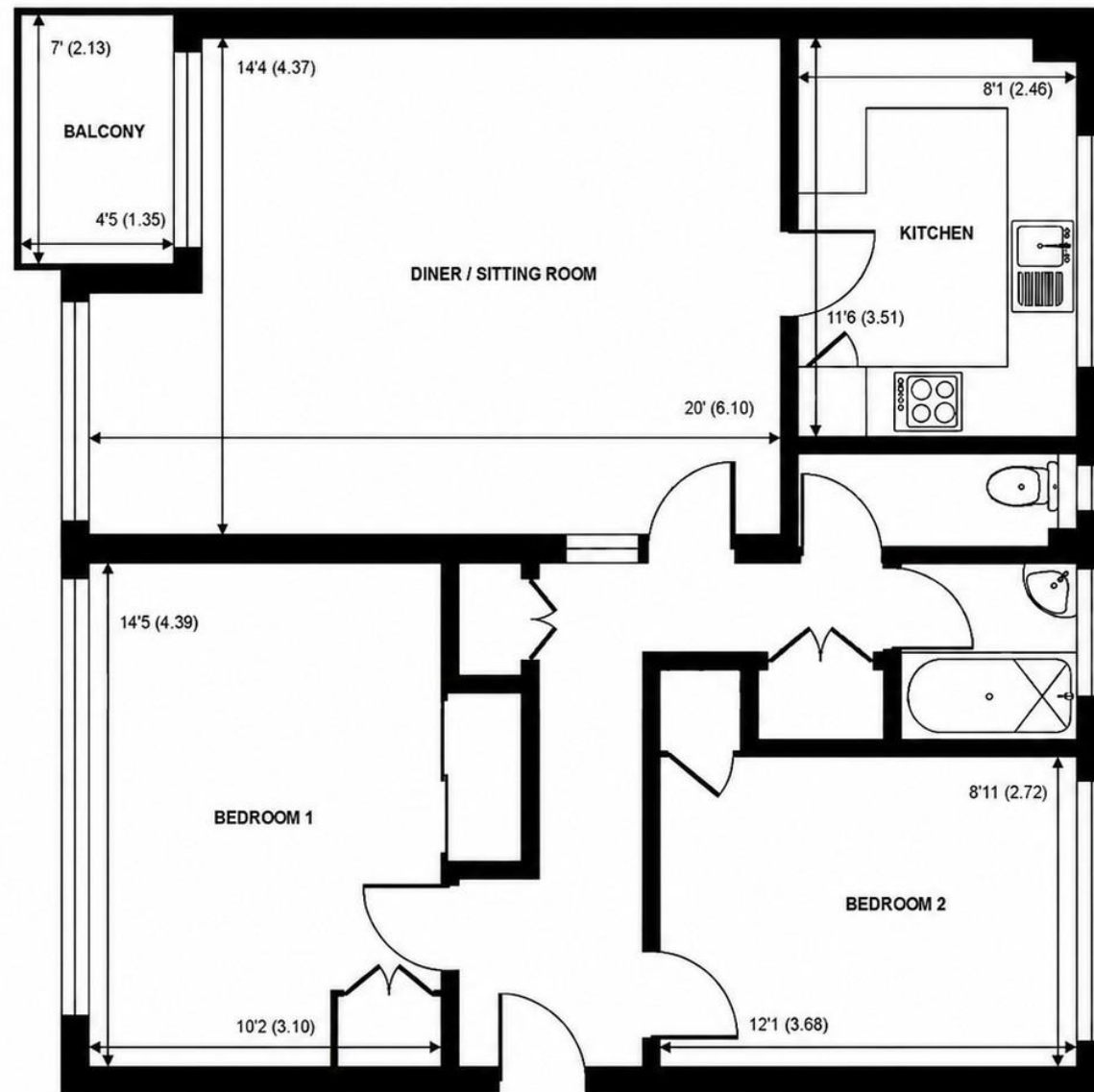


**WOKING**  
**£250,000**

**This exceptionally well proportioned first floor town centre apartment enjoys an enviable position in the heart of Woking, offering generous accommodation and excellent convenience.**

Approximate Area = 824 sq ft / 77 sq m

For identification only - Not to scale



FIRST FLOOR

## South View Court, Woking, Surrey, GU22

- **Two double-bedroom first-floor town centre apartment**
- **Spacious open-plan living and dining room**
- **Private balcony with a pleasant outlook**
- **Stylish, recently refitted kitchen**
- **Garage and ample residents' parking**
- **Moments from Woking town centre and mainline station**

This exceptionally well-proportioned first-floor town-centre apartment enjoys an enviable position in the heart of Woking, offering generous accommodation, extensive storage space and excellent convenience. An abundance of natural light enhances the apartment throughout, while the bright and spacious open-plan living and dining room provides an inviting setting in which to relax or entertain, with doors opening onto a private balcony overlooking the attractive communal gardens.

The well-appointed, recently refitted kitchen is smartly presented and equipped for modern living, while both bedrooms are comfortable doubles. The apartment is therefore equally well suited to first-time buyers, professionals, downsizers or investors. Further advantages include excellent built-in storage, solid walls, a remarkably long lease with approximately 934 years remaining, ample residents' parking and a private garage situated within a nearby block.

South View Court is superbly located just a few minutes' walk from Woking town centre and its extensive selection of shops, restaurants, caf  s and leisure facilities. Woking's highly regarded mainline railway station provides fast and frequent services to London Waterloo in approximately 24 minutes, making the property particularly appealing to commuters. The adjoining green park offers a welcome outdoor retreat, together with a variety of sports and recreational facilities.

Woking combines vibrant town-centre living with the natural beauty of the surrounding Surrey countryside. Cultural attractions include the New Victoria Theatre, cinema and Lightbox Gallery, while nearby Woking Park, the leisure centre and Pool in the Park provide further recreational opportunities. Scenic walks can be enjoyed along the Basingstoke Canal, River Wey Navigation, Horsell Common and Chobham Common, with several prestigious golf clubs, including Woking Golf Club and Foxhills, also within easy reach. Excellent local schools and convenient road connections complete the appeal of this highly desirable location.

### Tenure and Charges

Leasehold, with approximately 934 years remaining. The current service charge is   3,938 per annum and the ground rent is   10 per annum. EPC Rating C. Council Tax Band C.

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.

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.

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