

JOSE BAILAO



River Court

Woking, GU21

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price

£280,000



At a Glance

A first-floor apartment in a well-specified modern development, River Court offers 742 sq ft of considered living space with high ceilings, full-height windows, and a dual-aspect orientation that draws light through the property throughout the day. Two double bedrooms, integrated SMEG appliances, a spa-style bathroom, and private allocated parking. Offered with no onward chain and 120 years remaining on the lease, within easy reach of both Woking and West Byfleet stations.

Key Features

- No Onward Chain
- 742 sq ft across one well-planned floor
- Two Double Bedrooms
- High Specification Throughout
- Open-Plan Dual-Aspect Living Space
- Integrated SMEG Kitchen Appliances
- Spa-Style Bathroom with Rainfall Shower
- Private Allocated Parking
- 120 Years Remaining on Lease
- Close to Woking and West Byfleet Stations



Living Space

The reception room is a generous dual-aspect space, open to a well-appointed kitchen featuring integrated SMEG appliances and a considered range of wall and base-level cupboards. A dedicated storage cupboard completes the living area, keeping the layout practical without compromising the clean lines. Light moves through the apartment throughout the day, courtesy of the dual-aspect orientation. The full-height windows and above-average ceiling height give each room a sense of scale that is rarely found in modern developments of this type.





Bedrooms and Bathroom

Both bedrooms comfortably accommodate a double bed with associated furniture and wardrobes. The layout is thoughtfully planned so that neither room feels secondary.

The bathroom serves both rooms with equal quality: a full bath with rainfall shower over, low-level WC, hand basin, LED-illuminated mirror, and fully tiled surrounds throughout.





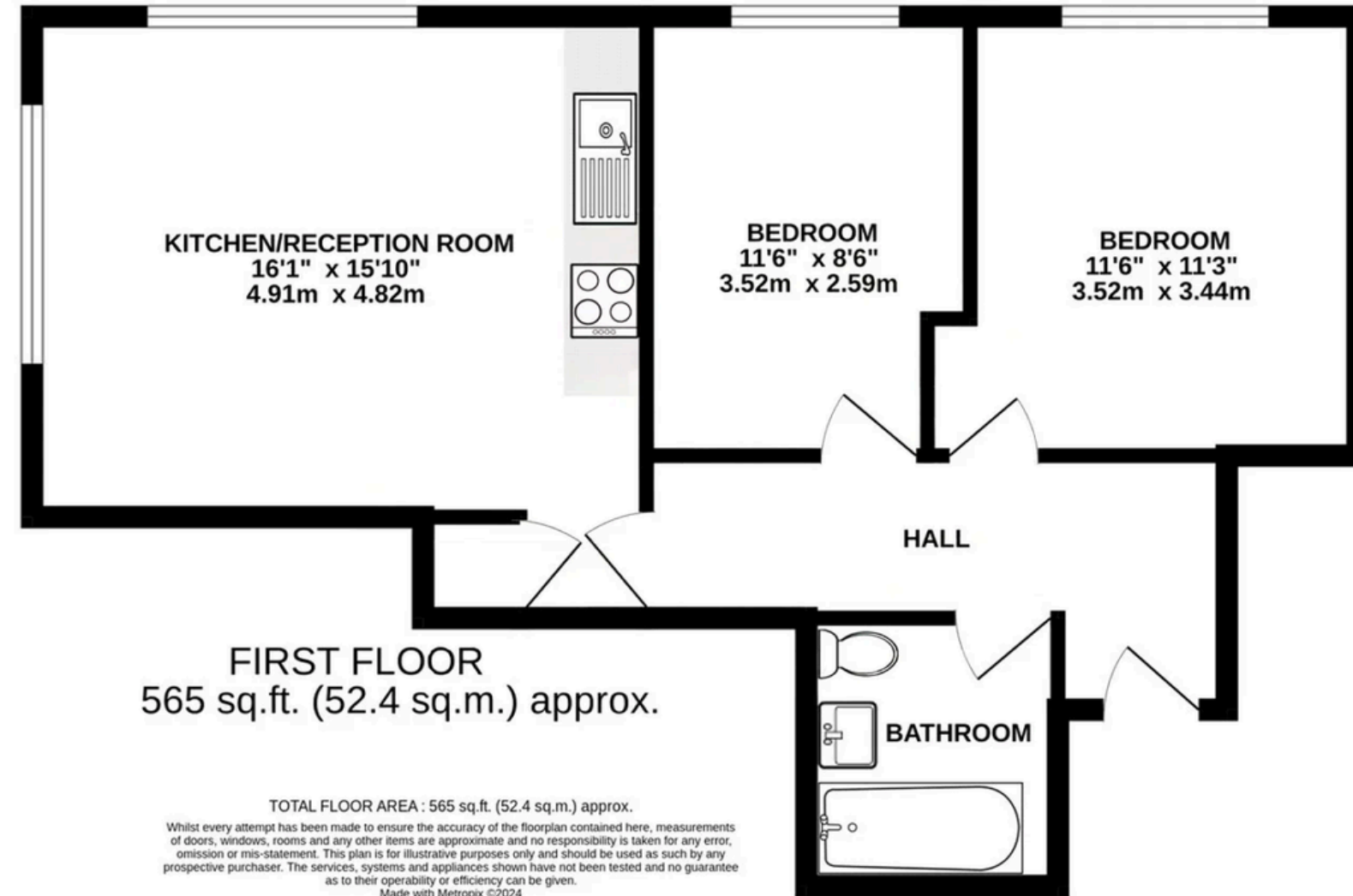
Location

River Court sits within close reach of both Woking and West Byfleet stations, giving commuters genuine flexibility. Woking provides direct services to London Waterloo, with journey times from under 30 minutes.

Woking town centre offers a complete retail and leisure offer, including The New Victoria Theatre and Cinema and the Lightbox Gallery. For outdoor access, the Basingstoke Canal and River Wey are nearby for walking and cycling, and Chobham Common, a designated National Nature Reserve, is within easy reach.

Golf is well catered for, with Woking Golf Club (founded 1893), Worplesdon, Hoebridge, Westhill, Chobham, and Foxhills all within the surrounding area.





Specifications

Approximate Internal Area 742 sq ft

Tenure Leasehold: Lease

Remaining Approx. 120 years

Parking: Private Allocated Parking

Chain: No Onward Chain

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Viewings and Contact Information

River Court is the kind of apartment that earns its specification. The ceiling height, the dual-aspect light, the SMEG kitchen — these are details that make a genuine difference to everyday life, not just a viewing. For a first-time buyer stepping onto the Surrey property ladder, or an investor looking for a low-maintenance, high-quality acquisition in a well-connected town, this is a considered opportunity.

Properties with no onward chain at this specification move quickly. I am happy to answer any questions and arrange a private viewing at short notice.

Quote reference JD0696 for all enquiries



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