



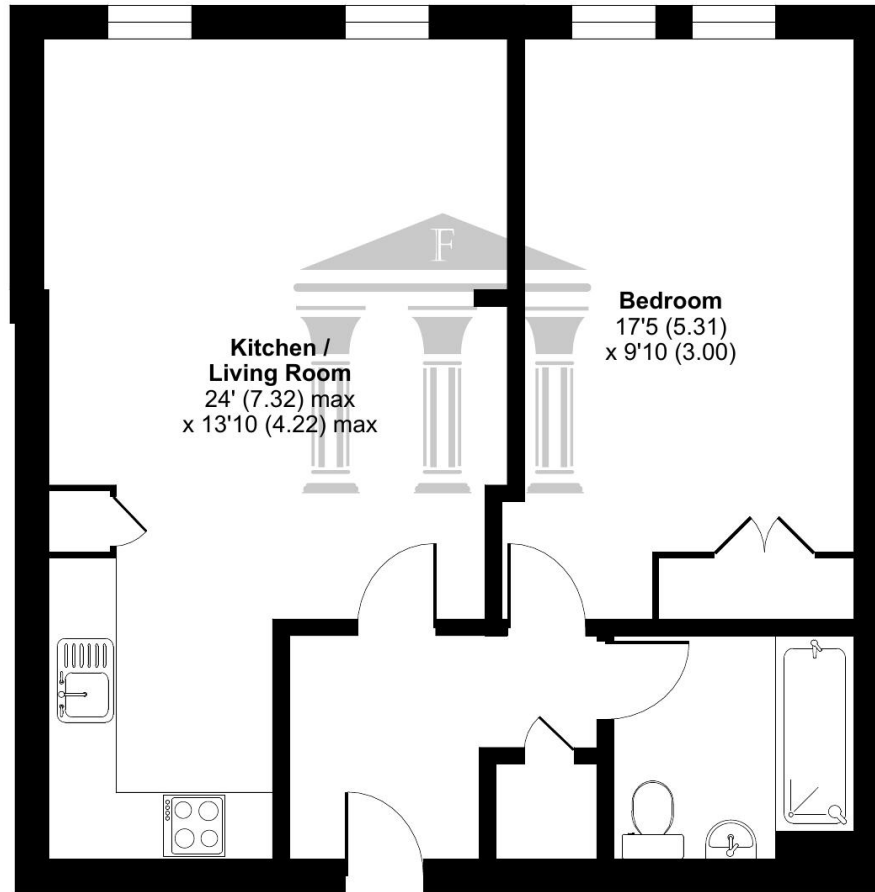
WOKING
GUIDE PRICE £210,000

Located on the 2nd floor of a modern apartment complex, this immaculately presented one-bedroom home offers bright, airy living with a real sense of space and comfort.

Wells Court, Albert Drive, Woking, GU21

Approximate Area = 589 sq ft / 54.7 sq m

For identification only - Not to scale



SECOND FLOOR

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

- **Modern one-bedroom apartment on the 2nd floor**
- **Bright open-plan kitchen/living room with roof lanterns**
- **Fully fitted kitchen with integrated appliances**
- **Double bedroom with fitted wardrobes and Velux balcony windows**
- **Contemporary bathroom with bath and shower**
- **Lift access, parking, bike shed, and great transport links**

Located on the 2nd floor of a modern apartment complex, this immaculately presented one-bedroom home offers bright, airy living with a real sense of space and comfort. Step inside and you will find a welcoming hallway leading to the bedroom, bathroom and an open-plan kitchen/living room, as well as a useful utility cupboard for extra storage.

The heart of the home is the spacious kitchen/reception room, flooded with natural light from two roof lanterns and skylight windows. Every window is fitted with premium Velux blackout dual curtains, a thoughtful investment that combines comfort, style and complete light control. The kitchen is fully equipped with an integrated fridge-freezer, dishwasher, oven, hob, and microwave, featuring sleek wall and base units, as well as solid work surfaces. The generous layout provides ample space for both dining and relaxing, offering lovely views.

The double bedroom is equally light and inviting, with Velux balcony-style windows that open to let the outside in, plus fitted Sharps wardrobes - another quality investment. The modern bathroom completes the home, featuring stylish tiled surrounds, ambient LED lighting, a bath with a shower over, a glass screen, a basin, a WC and a mirrored cabinet.

Residents benefit from a lift, stairwell access, a remote entry phone system, well-maintained communal gardens, allocated parking, and a large bike shed. The location adds further appeal, with the Basingstoke Canal and local Asda just a short walk away, and a bus stop right outside the entrance offering direct routes to Woking and West Byfleet train stations.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating D

Leasehold – 246 Years Remaining - Service Charge – Approx £2,000 PA - Ground Rent - £0



