

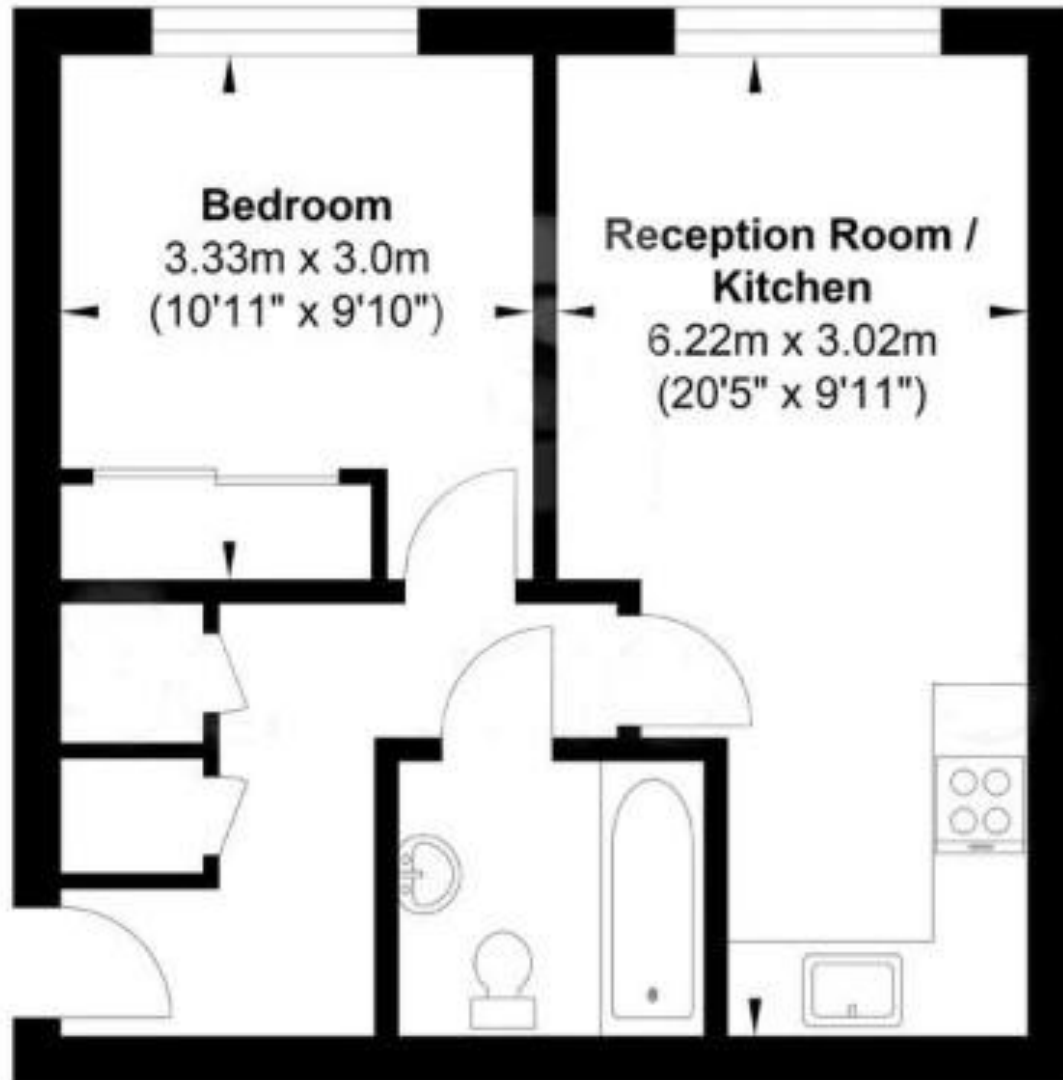


WOKING

Starting Bid £150,000

Offered to the market with **NO ONWARD CHAIN**, this beautifully presented top-floor one-bedroom apartment provides stylish and low-maintenance living in a highly convenient location, just a short walk from Woking town centre and its highly regarded mainline railway station.





Second Floor

Gross Internal Floor Area : 38.6 m² ... 415 ft²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Maybury Mews, Woking, Surrey, GU21

- **Beautifully Presented Top-Floor Apartment**
- **Spacious Open-Plan Living & Kitchen Area**
- **Double Bedroom with Fitted Wardrobes**
- **Secure Entryphone System & Allocated Parking**
- **Walking Distance to Woking Town Centre & Mainline Station**
- **NO ONWARD CHAIN**

Offered to the market with NO ONWARD CHAIN, this beautifully presented top-floor one-bedroom apartment provides stylish and low-maintenance living in a highly convenient location, just a short walk from Woking town centre and its highly regarded mainline railway station, offering fast and frequent services into London Waterloo.

The accommodation is bright and well-proportioned throughout, comprising a spacious reception room that seamlessly flows into a modern open-plan kitchen, creating an ideal space for both everyday living and entertaining. Large windows allow an abundance of natural light to fill the apartment, enhancing the sense of space and comfort. The generous double bedroom benefits from fitted wardrobes, providing excellent storage, while the well-appointed bathroom is finished to a modern standard.

Residents enjoy the added benefits of a secure entryphone system and allocated parking. Combining a sought-after location, contemporary presentation and excellent transport links, this attractive apartment represents an ideal first-time purchase, investment opportunity or convenient lock-up-and-leave home.

Location - Situated close to Woking town centre, the property enjoys an enviable position ideal for commuters, with Woking's highly regarded mainline station offering fast and frequent direct services to London Waterloo in approximately 23–30 minutes. Woking has undergone significant regeneration in recent years, resulting in a modern, vibrant and thriving town centre with an excellent range of shopping facilities, cafés, bars and restaurants, including the popular Peacocks Shopping Centre, which is also home to the New Victoria Theatre and a multi-screen cinema. Residents will further benefit from a wealth of leisure and cultural amenities on their doorstep, including Woking Park, offering attractive green spaces, a scenic lake and recreational facilities. Additional attractions include Woking Leisure Centre's gymnasium and Pool in the Park, providing a wide range of swimming and fitness options, making this an ideal location for both lifestyle and convenience.

Council Tax Band C - EPC Rating C

Tenure: Leasehold – 981 Years remaining (2026) - Service Charge - £2100 PA - Ground Rent - £290 PA

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.



