

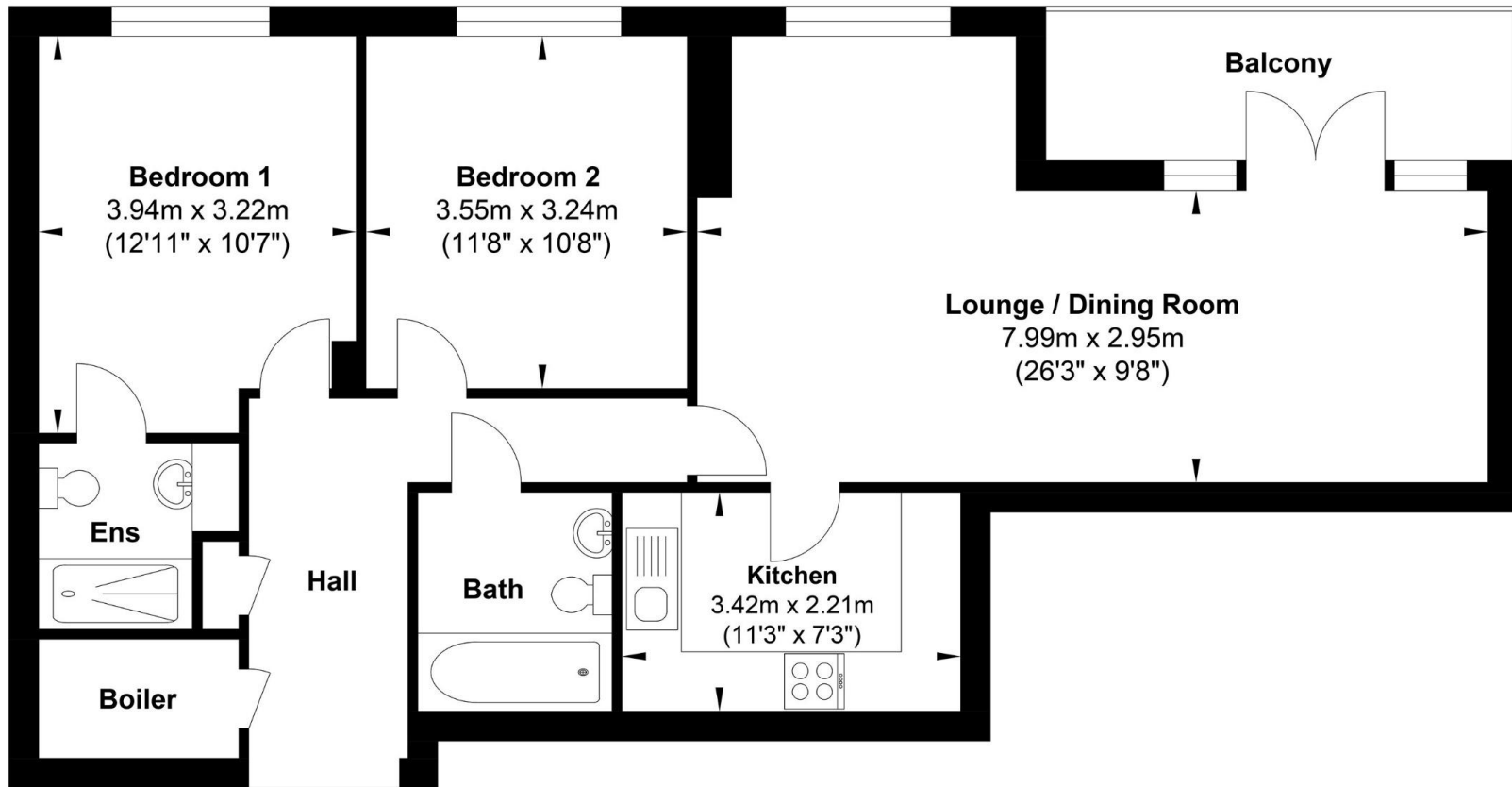


WOKING

£270,000

Set within this Landmark development in the heart of Woking town centre, this superb sixth-floor executive apartment with a 999 year lease offers contemporary living with exceptional convenience. Offered to the market with NO ONWARD CHAIN.





Gross Internal Floor Area : 82.0 m2 ... 883 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.

Centrium, Station Approach, Woking, Surrey, GU22

- **Sixth floor executive apartment with private balcony**
- **Two double bedrooms and two modern bathrooms**
- **Spacious reception room ideal for entertaining**
- **Secure underground parking and concierge service**
- **Moments from Woking mainline station**
- **999 Year lease**
- **NO ONWARD CHAIN**

Set within this Landmark development in the heart of Woking town centre, this superb sixth-floor executive apartment with 999 year lease offers contemporary living with exceptional convenience. Enjoying an elevated position with a private balcony, the property combines stylish interiors with impressive facilities, making it an ideal home for professionals, downsizers or investors alike. Offered to the market with NO ONWARD CHAIN, this is a fantastic opportunity to secure a prime town centre residence.

The spacious accommodation is centred around an impressive reception room, providing ample space for both relaxing and entertaining, with direct access to the private balcony. The well-appointed kitchen complements the living space, while two generous double bedrooms include a principal bedroom with en-suite shower room, alongside a modern family bathroom, offering both comfort and practicality.

Residents benefit from an outstanding range of exclusive amenities, including a concierge service, a private residents' gymnasium and secure underground parking. Perfectly positioned just moments from Woking's highly regarded mainline railway station, the apartment offers fast and frequent services to London Waterloo, making it an excellent choice for commuters.

Woking offers a perfect balance of vibrant town living and Surrey countryside charm. The town centre provides an excellent selection of shopping, dining, and cultural attractions, including the New Victoria Theatre, cinema, and the Lightbox Gallery. Leisure options are abundant, from Woking Park's green spaces and lake to the Woking Leisure Centre and Pool in the Park. Commuters benefit from fast, frequent trains to London in around 24 minutes, making Woking an ideal choice for city professionals. The surrounding countryside offers plentiful outdoor activities, with scenic walks along the Basingstoke Canal and River Wey, Chobham Common's heathland, and several prestigious golf clubs including Woking Golf Club and Foxhills. Families enjoy access to excellent schools, including Hoe Valley and Woking High. With its blend of amenities, cultural attractions, natural beauty, and connectivity, Woking delivers a highly desirable lifestyle, combining convenience, recreation, and community in one of Surrey's most sought-after locations.

Council Tax Band E - EPC Rating C - Tenure: Leasehold 999 Years

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.



