



**WOKING**

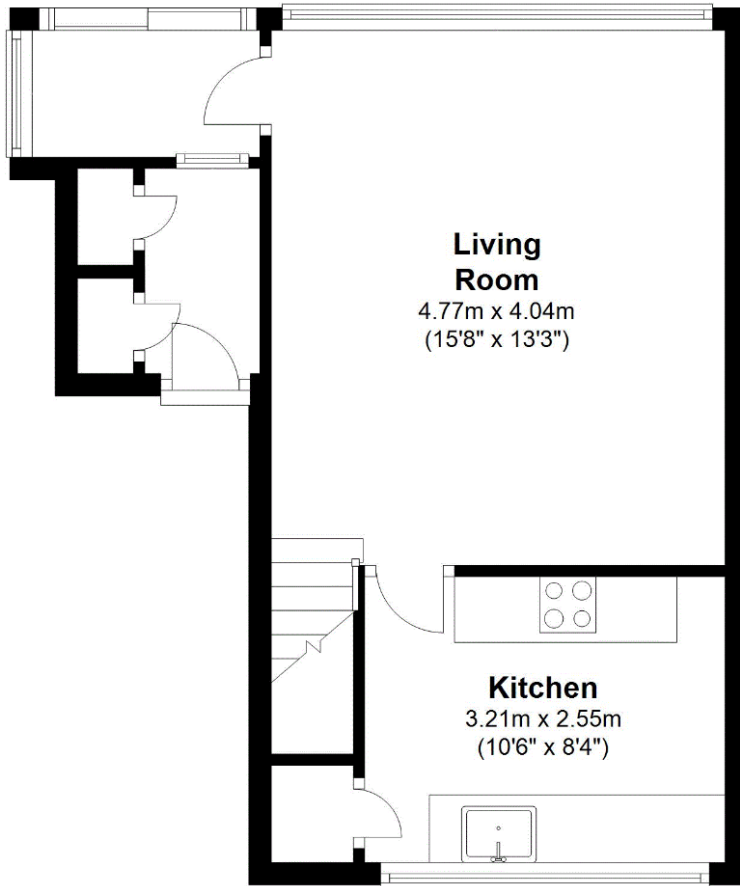
**£325,000**

**Rarely available to the market, this impressive three double bedroom split-level apartment offers generously proportioned accommodation in a highly convenient location, just a short walk from Woking Town Centre and its highly regarded mainline station.**



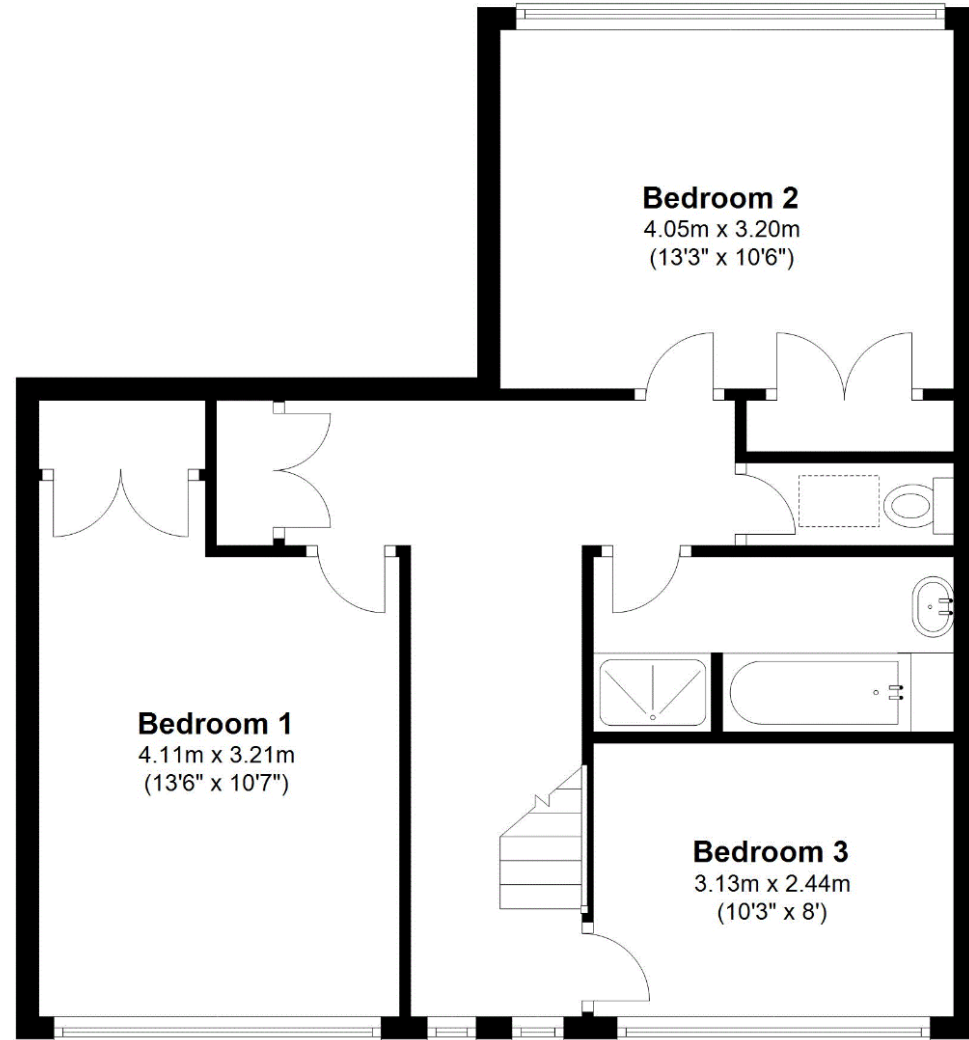
## Ground Floor

Approx. 35.7 sq. metres (384.2 sq. feet)



## First Floor

Approx. 58.1 sq. metres (625.3 sq. feet)



Total area: approx. 93.8 sq. metres (1009.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation.

## Park Place, Hillview Road, Woking, Surrey, GU22

- **Three double bedroom split-level apartment**
- **Spacious reception room with access to private balcony**
- **Well-appointed kitchen**
- **Newly fitted modern bathroom suite & separate WC**
- **Secure entryphone system & communal parking**
- **Walking distance to Woking Town Centre & mainline station**
- **NO ONWARD CHAIN**

Rarely available to the market, this impressive three double bedroom split-level apartment offers generously proportioned accommodation in a highly convenient location, just a short walk from Woking Town Centre and its highly regarded mainline station, providing fast and frequent services into London Waterloo.

Accessed via a secure entryphone system, the property opens into a welcoming interior that immediately conveys a sense of space and light. The spacious reception room provides an ideal setting for both relaxing and entertaining, with direct access to a private balcony that offers a pleasant outdoor extension of the living space.

The well-appointed kitchen is of a good size and thoughtfully arranged, offering ample storage and worktop space, perfectly suited to modern day living. The apartment further benefits from three double bedrooms, each well-proportioned and versatile in use, complemented by a newly fitted contemporary bathroom suite finished to a high standard, and a separate WC.

Externally, residents enjoy the convenience of communal parking, while the property is further enhanced by being offered to the market with NO ONWARD CHAIN, making it an ideal purchase for first-time buyers, investors or those seeking a well-located home with excellent transport links and amenities close by.

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 C - EPC Rating C - Tenure: Share of Freehold

*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.



