



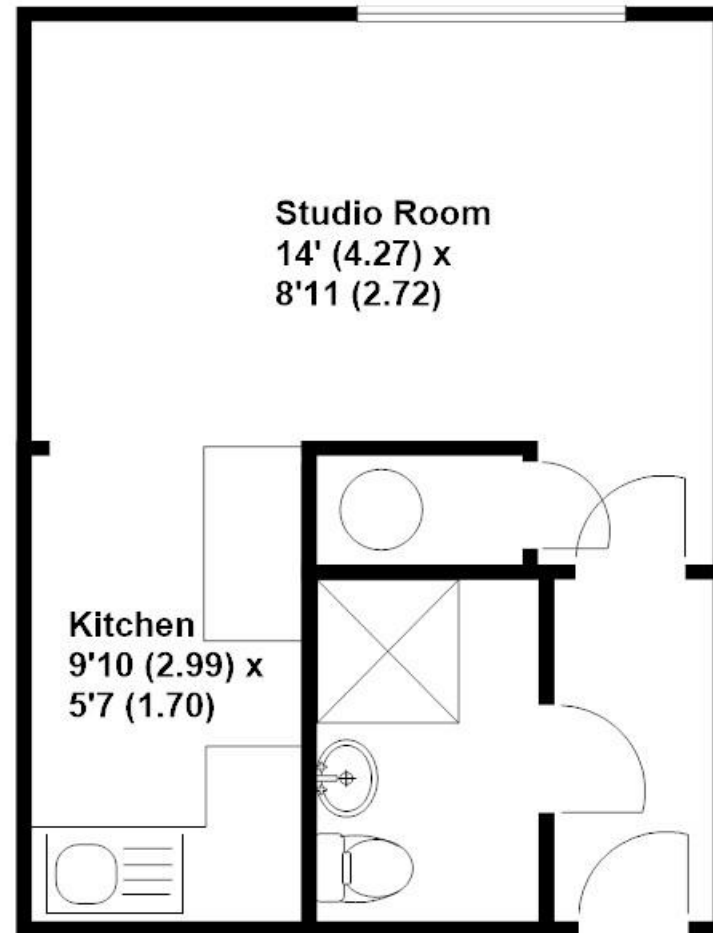
## **SOUTH WOKING**

**£110,000**

**Introducing this ground floor studio apartment situated on the highly desirable south side of Woking, just a stroll away from the mainline station, offering effortless connectivity.**  
**NO ONWARD CHAIN.**

# White Rose Lane, Woking

Approximate gross internal floor area 266 sq/ft - 24.7 m/sq



**Ground Floor**

These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
by Foundations, and no guarantee is given to their operational ability or efficiency.  
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## Wildbank Court, White Rose Lane, Woking, Surrey, GU22

- **Ground Floor Studio Apartment**
- **Entrance Hall**
- **Living Area/Bedroom**
- **Kitchen**
- **Shower Room**
- **Communal Parking**
- **Communal Gardens**
- **NO ONWARD CHAIN**

Introducing this studio apartment situated in the highly desirable south side of Woking, just a stroll away from the mainline station, offering effortless connectivity.

The property welcomes you with an entrance hall featuring hanging space for coats, leading into the living area/bedroom illuminated by a rear aspect window. This cosy space boasts a storage heater, an airing cupboard, and seamlessly transitions into the adjoining kitchen through an archway. Completing the accommodation is a shower room, providing convenience. This property is available with NO ONWARD CHAIN, presenting a fantastic opportunity for buyers looking to add their personal touch. Outside, the property offers the convenience communal parking and communal gardens. With its prime location and comfortable amenities, this studio apartment offers an ideal opportunity for first-time buyers or investors seeking a convenient and welcoming urban abode.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Situated on the highly regarded south side of Woking, nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band B - EPC Rating D - Tenure: Leasehold - Lease Length: 963yrs remaining - Service Charge: £2005.76 - Ground Rent: Peppercorn rent.

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.



