



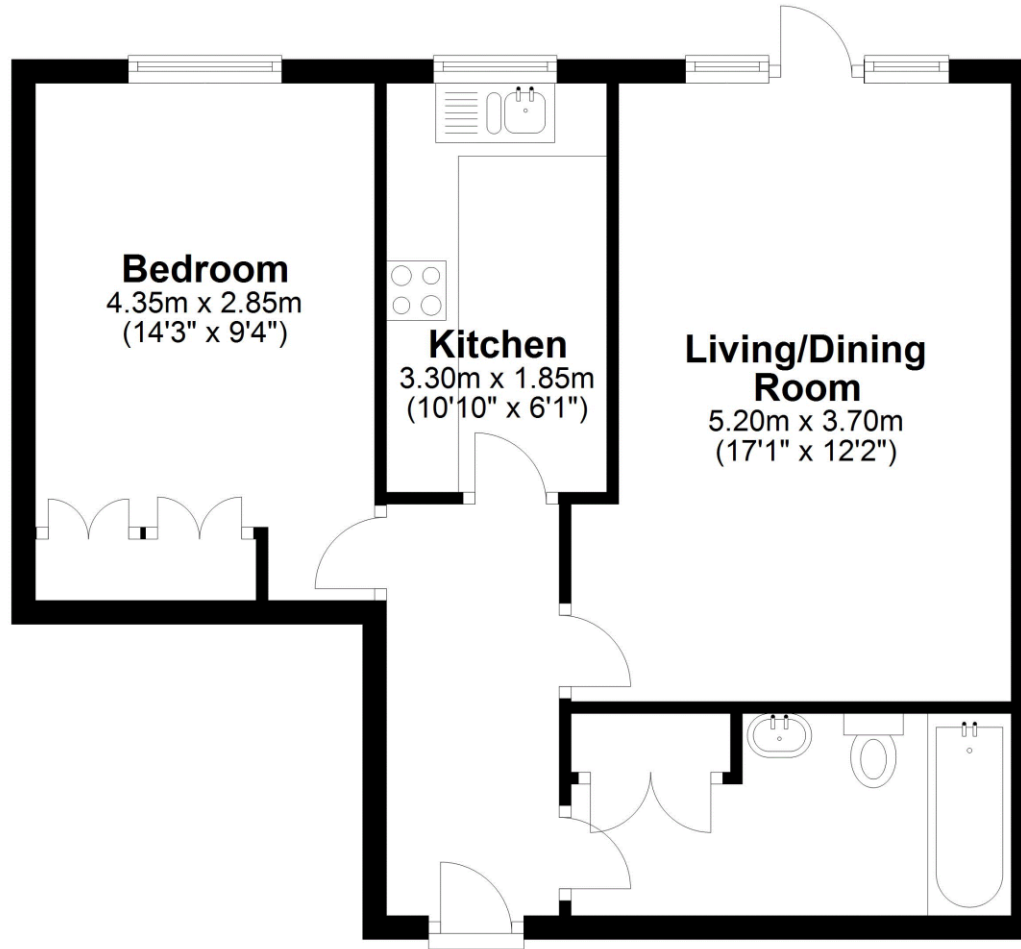
WOKING

£220,000

An impressive ground floor one bedroom executive apartment superbly located in a highly sought after small and exclusive security gated development within walking distance of Woking Town Centre and mainline station.

Ground Floor

Approx. 49.3 sq. metres (531.2 sq. feet)



Total area: approx. 49.3 sq. metres (531.2 sq. feet)

Ruxley Court, West Hill Road, Woking, Surrey, GU22

- One Bedroom Ground Floor Executive Apartment
- Spacious Reception Room
- Modern Fitted Kitchen & Bathroom
- Communal Gardens
- Allocated Parking
- Walking Distance Of Mainline Station
- Exclusive Gated Development
- NO ONWARD CHAIN

An impressive ground floor one bedroom executive apartment superbly located in a highly sought after small and exclusive security gated development within walking distance of Woking Town Centre and mainline station.

The accommodation comprises a spacious reception room with doors to a patio and communal gardens beyond, a good size double bedroom with fitted wardrobes, modern fitted kitchen and bathroom. Other features include allocated parking, security entryphone system and from being offered to the market with NO ONWARD CHAIN. Internal viewings are highly recommended via the vendor's sole agents.

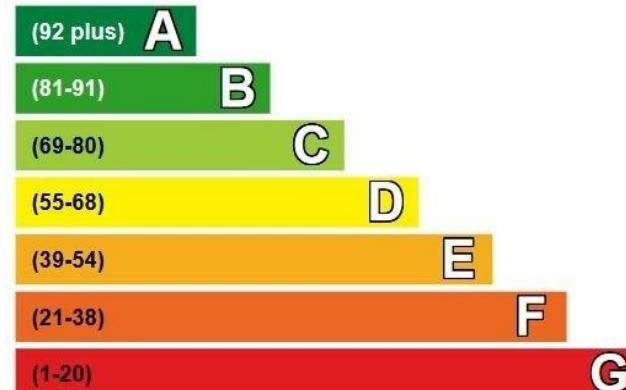
Location - Woking is a modern and contemporary town that has been the subject of very significant investment in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Within walking distance you have Woking's mainline station, widely regarded to be one of the best commuting rail stations in the south east which runs a fast and frequent service into Waterloo (approx. 23 mins), and here you will also find a very efficient coach service to Heathrow airport. In the wider area there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.

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.



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
76	78

Not energy efficient - higher running costs

