



## Maybury Place

Sandy Lane, Woking, GU22 8BW

- Superb penthouse apartment
- Built in 2011 by Taylor Wimpey
- Stunning open plan kitchen/lounge
- Excellent storage

**Wingate & Withers**  
ESTATE AGENTS

**Offers In Excess Of £375,000**

End of Chain





## Property Description

### INTRODUCTION

Superbly built in 2011 by Taylor Wimpey, this exclusive gated development is accessed from Maybury Hill and is situated exactly one mile from Woking Town Centre and station. Ideal for commuters travelling to London on the fast train that takes approximately 25 minutes to Waterloo. The communal grounds are extremely well maintained and are surrounded by trees and shrubs with the added bonus of ample parking for visitors. This particular apartment benefits from TWO underground parking spaces. There is also designed a play area for toddlers of Maybury Place.

### COMMUNUAL ENTRANCE

Accessing the apartment from the ground floor through the electric gates the main front door has a secure entrance panel. Letter boxes for all the apartments are situated on the ground floor and there is lift access to all floors from the car park to the top floor.



### **ENTRANCE TO APARTMENT**

An impressively light and spacious hallway follows round the apartment with the master bedroom to the right and to the left; the second bedroom, bathroom and lounge/kitchen. This stunning hallway has ample space for consort tables and has three huge storage cupboards, one housing the heat exchange and the others with hanging space.

### **LOUNGE**

This lounge/kitchen definitely has the "WOW" factor, the expansive living area benefits from Velux windows, side windows and a huge ceiling Velux allowing an abundance of natural light through the hub of the apartment. The living area has good quality neutral carpets and a large storage cupboard that could be suitable as a small office. This open plan modern living area offers a very sociable kitchen that is an upgrade from the original plans offering a well designed island and a pantry style storage cupboard.

### **KITCHEN**

Stylish kitchen with wood effect matching eye and base cupboards and an expansive black granite work top. Integrated appliances including; 'AEG' washing machine, fridge freezer, dishwasher, electric oven and hob, extractor fan. There is a large larder cupboard, down lights and a window over looking the communal gardens. This superb kitchen also benefits from the island and bar stool area.

### **MASTER BEDROOM**

Generous size master bedroom with two double glazed windows with views of the old Convent and mature trees. This superb master bedroom has a large wall of mirrored sliding doors and carpets, ample electrical sockets and television point. Door leading to the en-suite.

### **EN-SUITE TO MASTER**

Large en-suite shower room with a large enclosed shower cubicle, floor to ceiling tiles, low level toilet, hand basin and a large space for a unit to house towels and toiletries.

### **BEDROOM TWO**

Large double bedroom neutrally decorated with good quality carpets, ample electrical sockets and double glazed window with side aspect. Door leading to the bathroom

### **FAMILY BATHROOM**

Luxury modern bathroom with floor to ceiling tiles, large bath with shower hose, modern basin and low level toilet. This beautiful bathroom benefits from being a 'jack and jill' as this can be accessed from the second bedroom and the hallway.





#### **CAR PARK**

Under ground secure car park with TWO wide spaces, accessed from Sandy Lane and set behind electric gates. Two communal store cupboards for bikes and pushchairs etc; both with panel button access. Lift to all floors from the car park or alternatively stairs and a secure electric pedestrian gate.

#### **COMMUNAL LAWNS**

Selection of communal lawns extremely well maintained by the management company surrounding the development of Maybury Place.

#### **PARK**

Fantastic play area for the residents of Maybury Place.

Approximate Gross Internal Area  
1195 sq ft / 111 sq m



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