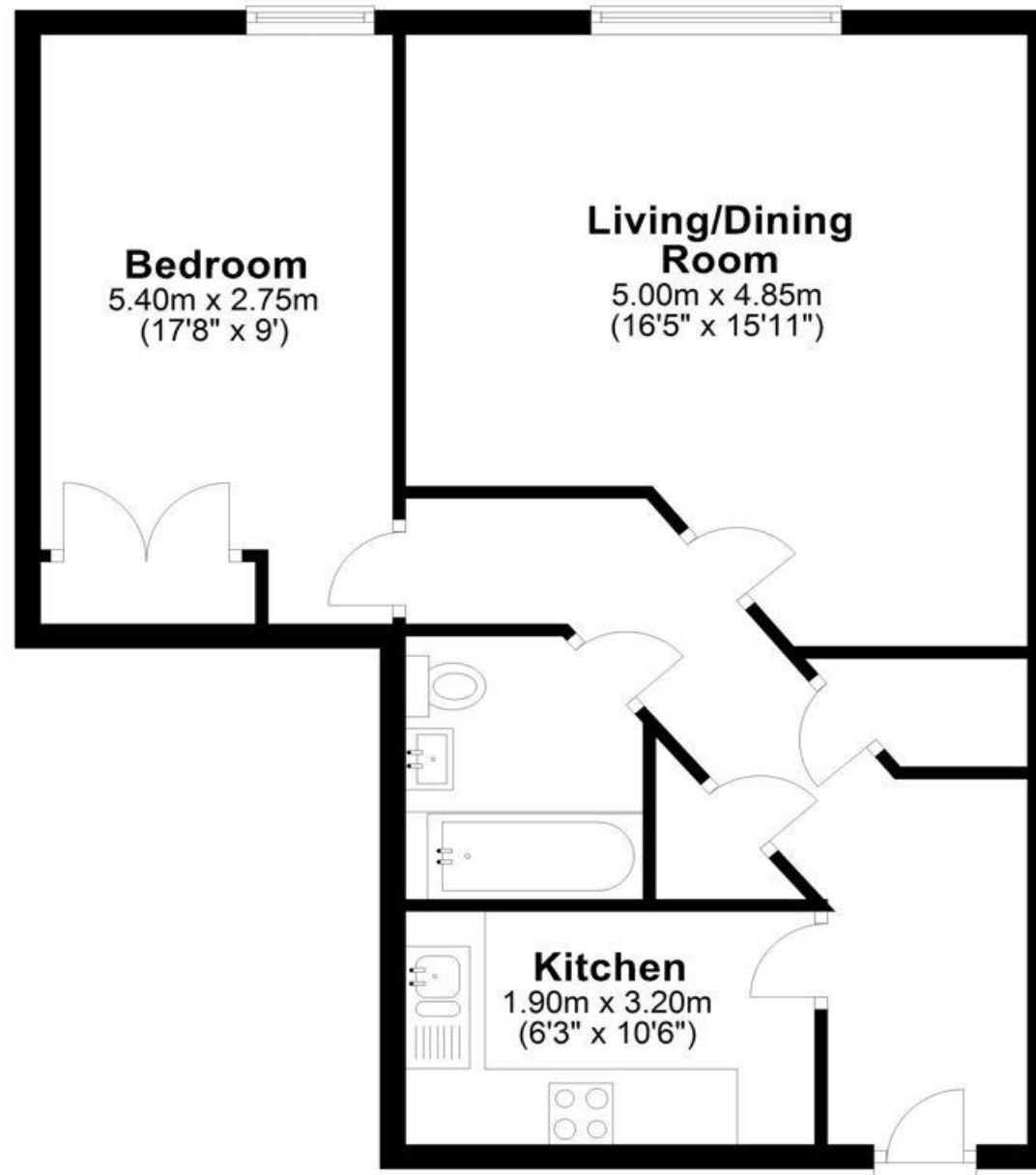




WOKING
£240,000

An outstanding one bedroom executive first floor apartment set in a highly sought after gated development within 0.2 miles of Woking Town Centre and mainline station.

Approx. 57.7 sq. metres (621.4 sq. feet)



Total area: approx. 57.7 sq. metres (621.4 sq. feet)

Abingdon Court, 9 Heathside Road, Woking, Surrey, GU22 7EU

- **Executive First Floor Apartment**
- **Impressive Double Bedroom**
- **Spacious Reception Room**
- **Security Entryphone System**
- **Allocated Parking**
- **A Well Appointed Kitchen**
- **Lift Facility**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

An outstanding one bedroom executive first floor apartment set in a highly sought after gated development within 0.2 miles of Woking Town Centre and mainline station.

The apartment features a spacious reception room, a substantial double bedroom with fitted wardrobes, a separate fully fitted kitchen and a well appointed bathroom. Other benefits include allocated parking, security entryphone system, lift facility and from being offered to the market with NO ONWARD CHAIN.

Woking town centre 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. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (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.

Council Tax Band C - Service Charge - £1,595 PA - Ground Rent - £100 PA - Leasehold - 105 years remain (figures correct at time of publishing)

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.



