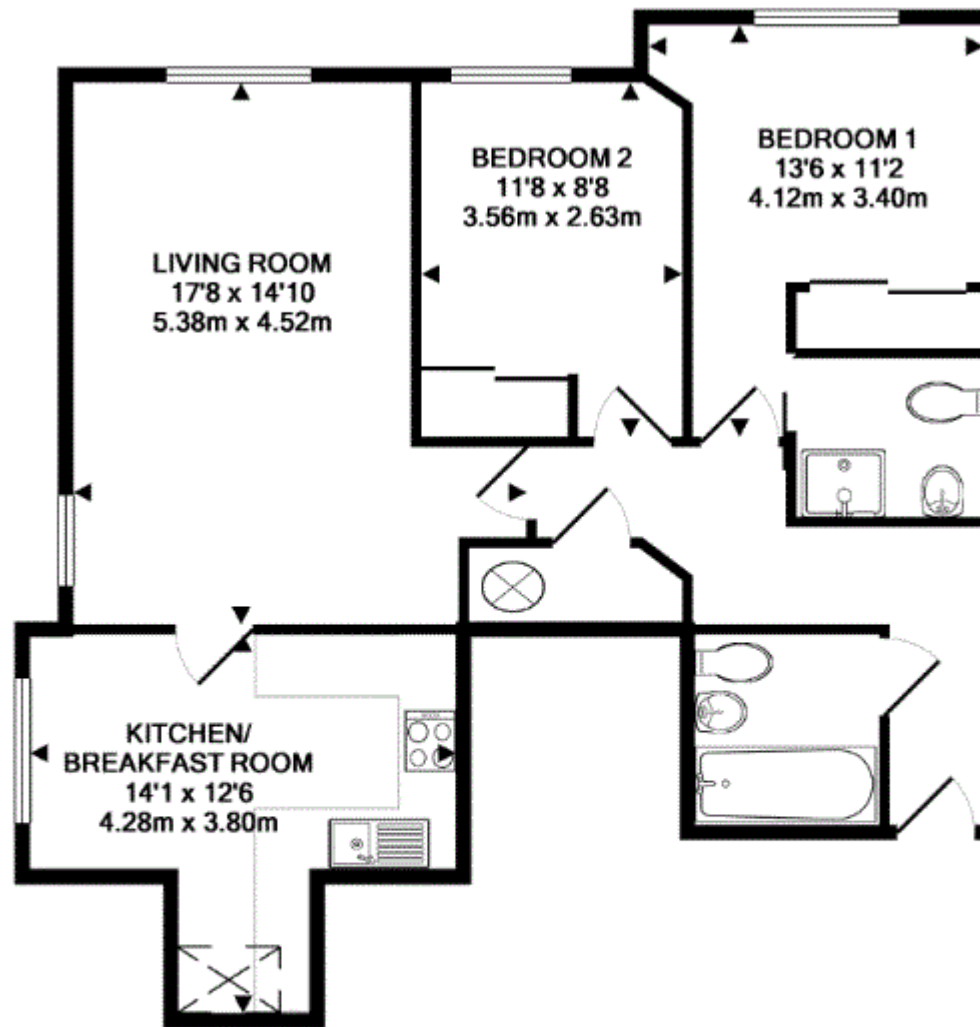




WOKING

Guide Price £350,000

A two double bedroom, two bathroom penthouse apartment positioned in arguably Woking's finest development of apartments on the favoured south side within walking distance of Woking town centre and mainline station.



TOTAL APPROX. FLOOR AREA 735 SQ.FT. (68.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Milford House, Pembroke Road, Woking, Surrey, GU22 7DE

- **Two Double Bedrooms**
- **Fitted Wardrobes & En-Suite To The Principal Bedroom**
- **Bathroom**
- **Kitchen/Breakfast Room**
- **Living/Dining Room**
- **Gated Development**

A two double bedroom, two bathroom penthouse apartment positioned in arguably Woking's finest development of apartments on the favoured south side within walking distance of Woking town centre and mainline station.

Features include secure allocated parking behind automated gates, security entry phone system, lift facility and communal gardens. The accommodation comprises a spacious and beautifully appointed kitchen/breakfast room, double aspect living/dining room, two double bedrooms including the principal bedroom with fitted wardrobes and en-suite shower room, and main bathroom.

Internal viewings are highly recommended via the Vendor's Sole Agents.

Set on the ever favoured south side of Woking located within walking distance of Woking town centre, 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 (23mins) 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.

125 Year Lease(2024) - Ground rent £0pa - Service charge £2733.40pa - Council tax band D. EPC Rating C

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.



