



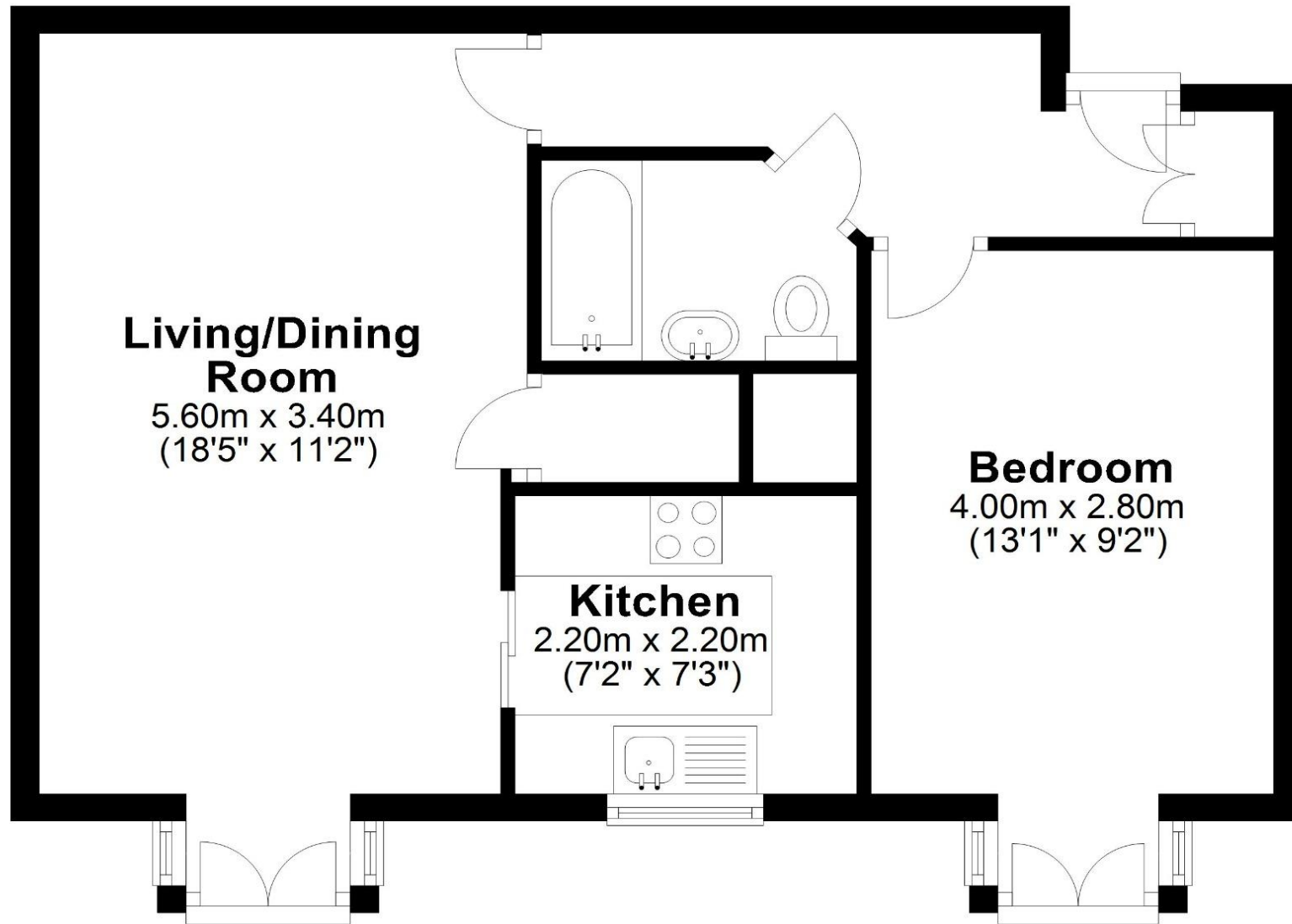
**WOKING**

**£235,000**

**Rarely available, a spacious first floor one bedroom apartment, superbly located in a highly desirable development within walking distance of Woking Town Centre and mainline station.**

# First Floor

Approx. 48.8 sq. metres (525.6 sq. feet)



Total area: approx. 48.8 sq. metres (525.6 sq. feet)

**Ellingham, Midhope Road, Woking, Surrey, GU22 7UQ**

- **First Floor Apartment**
- **Double Bedroom**
- **Reception Room with Juliet Balcony**
- **Double Glazed Windows**
- **Communal Gardens**
- **Walking Distance Of Mainline Station**
- **Parking**
- **NO ONWARD CHAIN**

Rarely available, a spacious first floor one bedroom apartment, superbly located in a highly desirable development within walking distance of Woking Town Centre and mainline station.

The accommodation comprises a spacious reception room with Juliet balcony, a separate well appointed kitchen, large double bedroom and a separate bathroom. Other features include double glazed windows, communal gardens and parking.

Offered to the market with NO ONWARD CHAIN.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve. The area is well served by both state and private schools including: Goldsworth Primary, Hoe Bridge, St Andrews, Greenfield, Halstead, Woking High School, St Dunstan’s, Hoe Valley and St John the Baptist School.

Council tax band C - EPC Rating C - Service Charge £1359pa - 151 year lease (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.

