



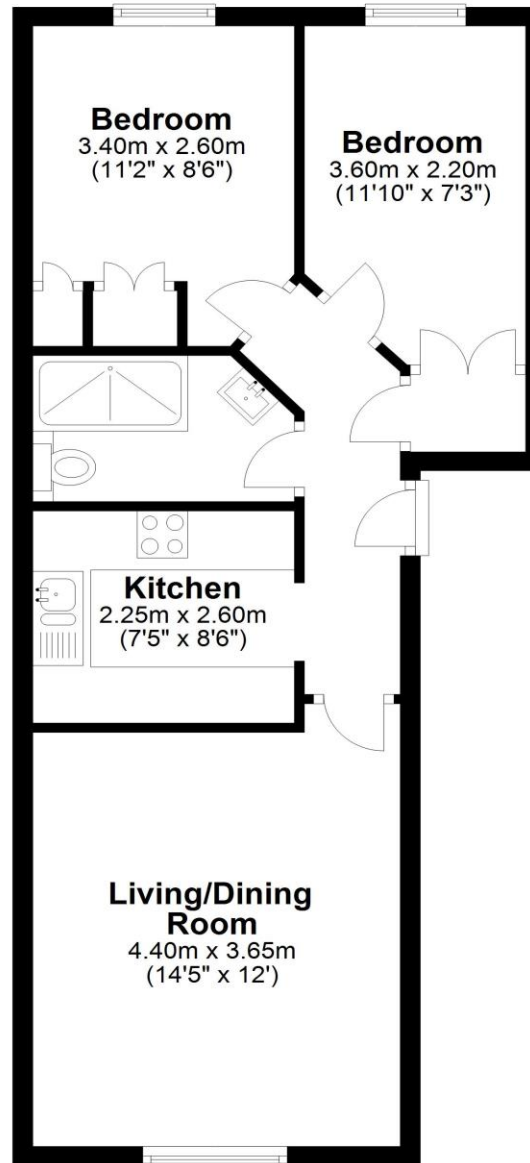
WOKING

£275,000

Situated close to the Basingstoke Canal and within walking distance of Woking Town Centre and mainline station is this ground floor two bedroom apartment, offered to the market in good condition throughout.

Ground Floor

Approx. 49.1 sq. metres (528.4 sq. feet)



Total area: approx. 49.1 sq. metres (528.4 sq. feet)

Foxhills, Woking, Surrey, GU21 3LT

- **Two Bedrooms**
- **Ground Floor**
- **Spacious Lounge**
- **Kitchen**
- **Shower Room**
- **Double Glazed Windows**
- **Allocated Parking**
- **Updated Interior**
- **Walking Distance Of Woking Town Centre**
- **Long Lease**

Situated close to the Basingstoke Canal and within walking distance of Woking Town Centre and mainline station is this ground floor two bedroom apartment, offered to the market in good condition throughout.

The property comprises of a spacious lounge, separate kitchen with ample storage and worktop surfaces, modern shower room with walk in shower and two good size bedrooms, both with built in storage. Benefits include double glazed windows, allocated and visitor parking, and a secure entry system.

Woking town centre continues to be the subject of very considerable improvement resulting in a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in 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.

Council Tax Band C

EPC Rating D

964 Years remaining on lease

Ground Rent £52.50 PA

Service Charge £1,600 PA

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.

