



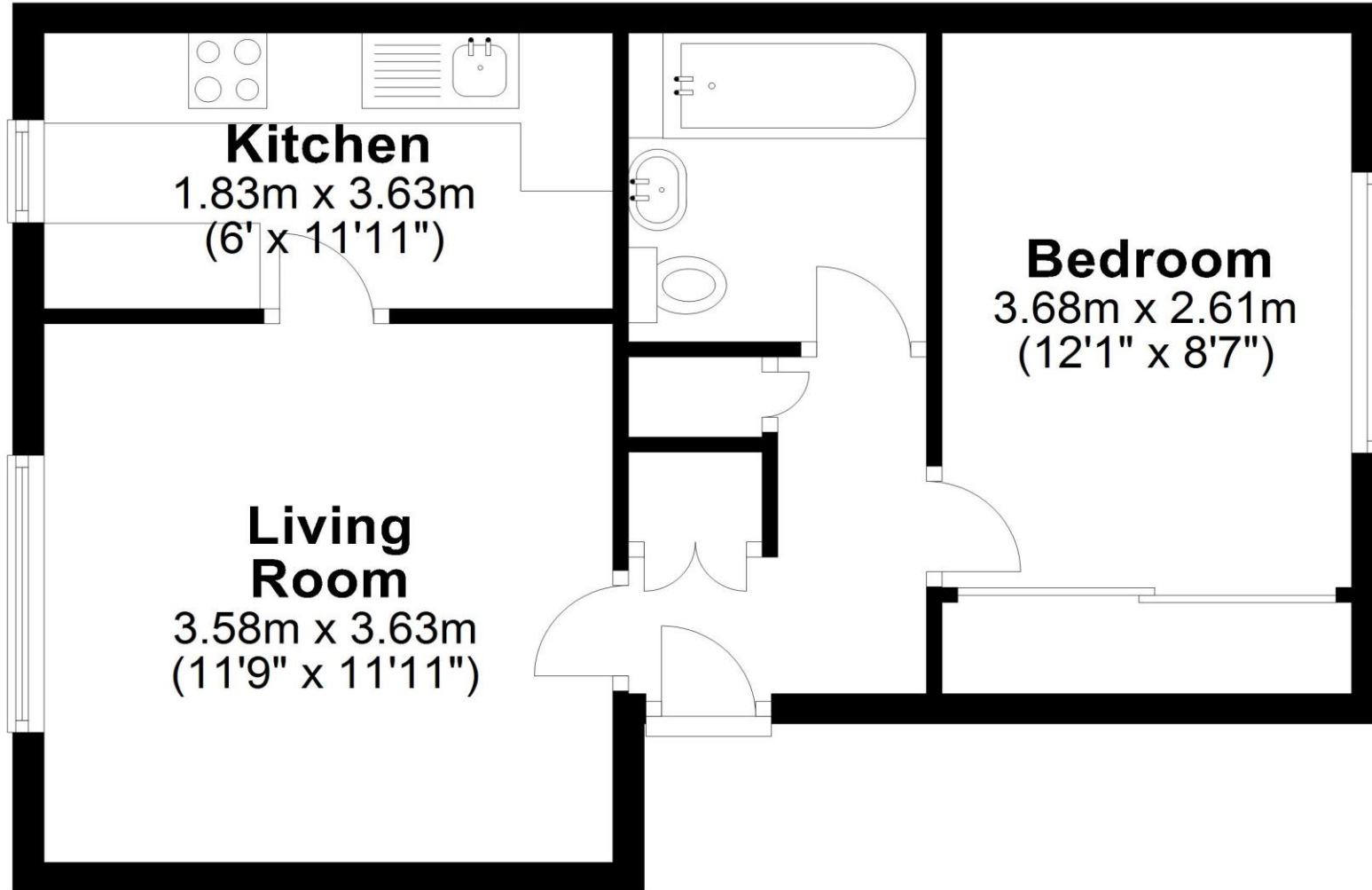
WOKING

£200,000

A ground floor one bedroom apartment with the added convenience of allocated parking. Offered to the market with NO ONWARD CHAIN.

Ground Floor

Approx. 40.6 sq. metres (437.5 sq. feet)



Total area: approx. 40.6 sq. metres (437.5 sq. feet)

Beta Road, Woking, Surrey, GU22

- **One Double Bedroom**
- **Allocated Parking**
- **Ground Floor**
- **Close To Amenities**
- **Walking Distance To Town Centre & Mainline Station**
- **NO ONWARD CHAIN**

A ground floor one bedroom apartment with the added convenience of allocated parking. Offered to the market with NO ONWARD CHAIN.

The living room features ample natural light with space for table and chairs. Adjacent to the living area is a kitchen with built in oven and electric hob, space for a washing machine, fridge/freezer and plenty of work surfaces and storage options. The double bedroom is a good size with built in storage and the modern bathroom, fitted in 2020 with a white suite completes the accommodation. Externally there are beautiful communal gardens and an allocated parking space. The property benefits from a long lease and is conveniently located for local amenities with Woking's town centre and mainline station.

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.

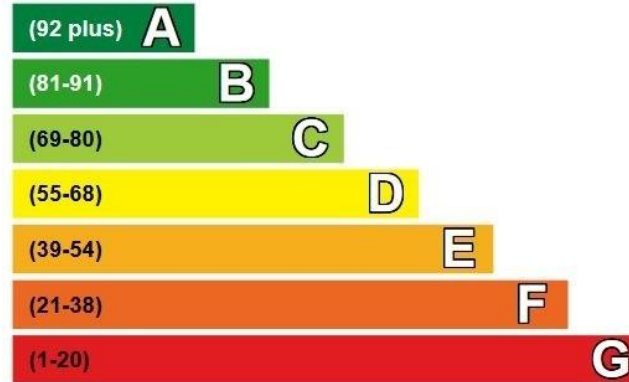
Council Tax Band B
 EPC Rating D
 152 Years remaining on lease
 Ground rent £130 PA
 Service charge £2,640 PA

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.



Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
61	77

Not energy efficient - higher running costs

