

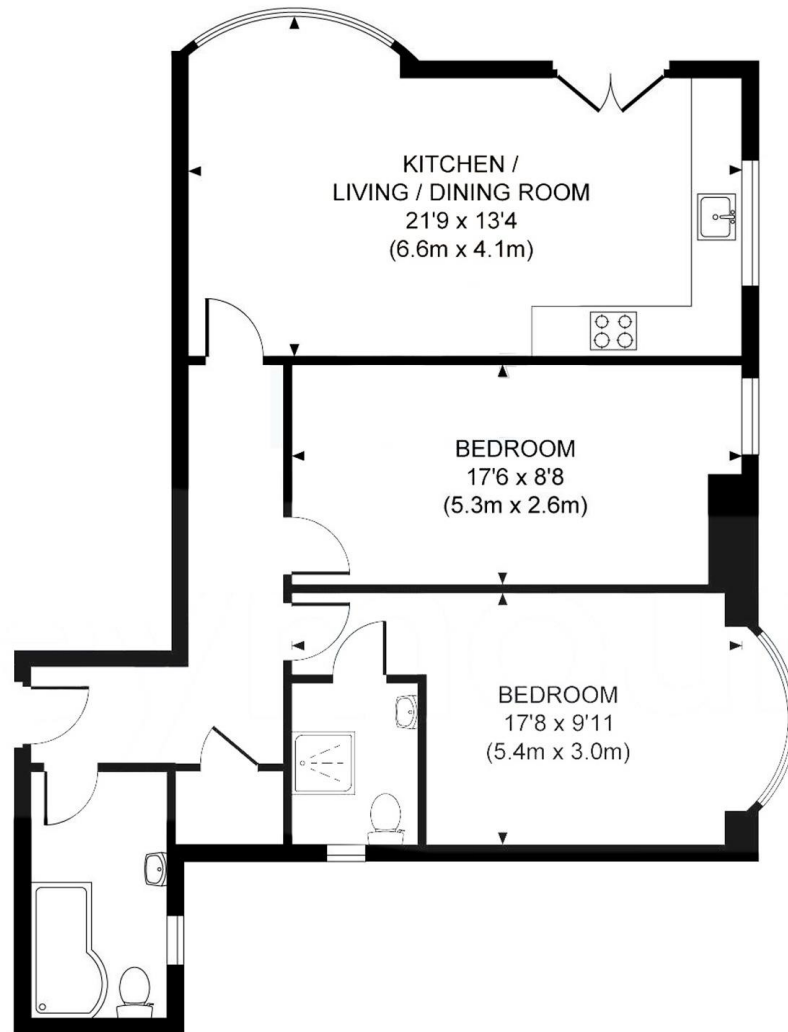


WOKING

£375,000

Welcome to an exceptional opportunity to own a truly exquisite first-floor apartment within a prestigious brand new development. Every aspect of this residence has been meticulously designed to deliver unparalleled quality and craftsmanship.





Approximate Gross Internal Area
745 sq ft / 69.2 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.

Old Church Court, 91 Kingsway, Woking, Surrey, GU21

- **Brand New Development**
- **High Specification**
- **First Floor**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Fabulous Open Plan Kitchen/Dining/Living Room**
- **Views Over Green**
- **Entryphone System**
- **Town Centre Location**

Welcome to an exceptional opportunity to own a truly exquisite first-floor apartment within a prestigious brand new development. Every aspect of this residence has been meticulously designed to deliver unparalleled quality and craftsmanship. Offering a seamless blend of luxury and functionality, this home features two generously sized bedrooms and two lavishly appointed bathrooms, providing the perfect haven for relaxation and rejuvenation.

The highlight of this remarkable apartment is the stunning open plan kitchen, dining, and living area. Bathed in natural light, this space creates an inviting atmosphere for both intimate gatherings and entertaining. The sleek design and premium finishes throughout elevate the living experience to new heights. Old Church Court also offers residents an allocated parking space with wiring for electric car charging, along with secure cycle storage.

Located within just a leisurely stroll from the amenities of central Woking, this residence provides unrivalled convenience, with the mainline station just a short walk away. Whether commuting or exploring the vibrant local scene, you'll find everything within easy reach. As you step onto the balcony or gaze through the expansive windows, you'll be greeted by views of a lush green landscape, offering a serene escape from the bustling city.

Residents of this exceptional apartment will also enjoy the added convenience and security of allocated parking and an entry pad system. Your peace of mind is assured, allowing you to fully immerse yourself in the luxury and tranquility of this remarkable home. Don't miss this opportunity to experience the epitome of refined living. Contact us now to arrange a private viewing and discover the endless possibilities that await in this truly exceptional apartment.

Council Tax Band – TBC - EPC Rating B - Lease Length 999 years (share of freehold) - Service Charge £840 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.



