



**WOKING**

**£179,950**

**Introducing this charming ground floor maisonette, offered to the market with NO ONWARD CHAIN. Perfectly situated within a stone's throw of Woking Town Centre and its mainline station.**

## Ground Floor

Approx. 53.3 sq. metres (573.6 sq. feet)



Total area: approx. 53.3 sq. metres (573.6 sq. feet)

## Stadium House, Marlborough Road, Woking, Surrey, GU21

- **Ground Floor Maisonette**
- **One Double Bedroom**
- **Private Entrance**
- **Spacious Lounge**
- **Modern Kitchen**
- **Fitted Bathroom Suite**
- **Walking Distance Of Woking Mainline Station**
- **NO ONWARD CHAIN**

Introducing this charming ground floor maisonette, offered to the market with NO ONWARD CHAIN. Perfectly situated within a stone's throw of Woking Town Centre and its mainline station, this property offers the ultimate in convenience for commuters.

The accommodation impresses with one double bedroom, a spacious lounge/dining room, providing ample space for relaxation and entertaining, modern kitchen complete with built-in oven and hob, and a fitted bathroom featuring a white suite, enhancing the overall appeal of the property. A unique advantage of this maisonette is its own private entrance, ensuring a sense of privacy and ease of access. Don't miss this exceptional opportunity to own a ground floor residence that combines prime location, modern comforts, and hassle-free living – contact us today to arrange a viewing.

**Location** - Woking has a good selection of leisure centres, swimming pools and gyms. A modern and busy cosmopolitan town, Woking 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. Within easy access, Woking's mainline station offer a fast and frequent rail services to London Waterloo in approx 23 minutes. The Basingstoke Canal meanders through the heart of Woking, an ever-present reminder of the proximity of open space, calm and countryside. The motorway network can be accessed just 5 miles away (J10, M25/A3), allowing straightforward road travel to central London (about 28 miles) and airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band B - EPC Rating D - Lease Length 108 Years - Ground Rent £175PA - Service Charge £1,030 PA (approx)

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.



