



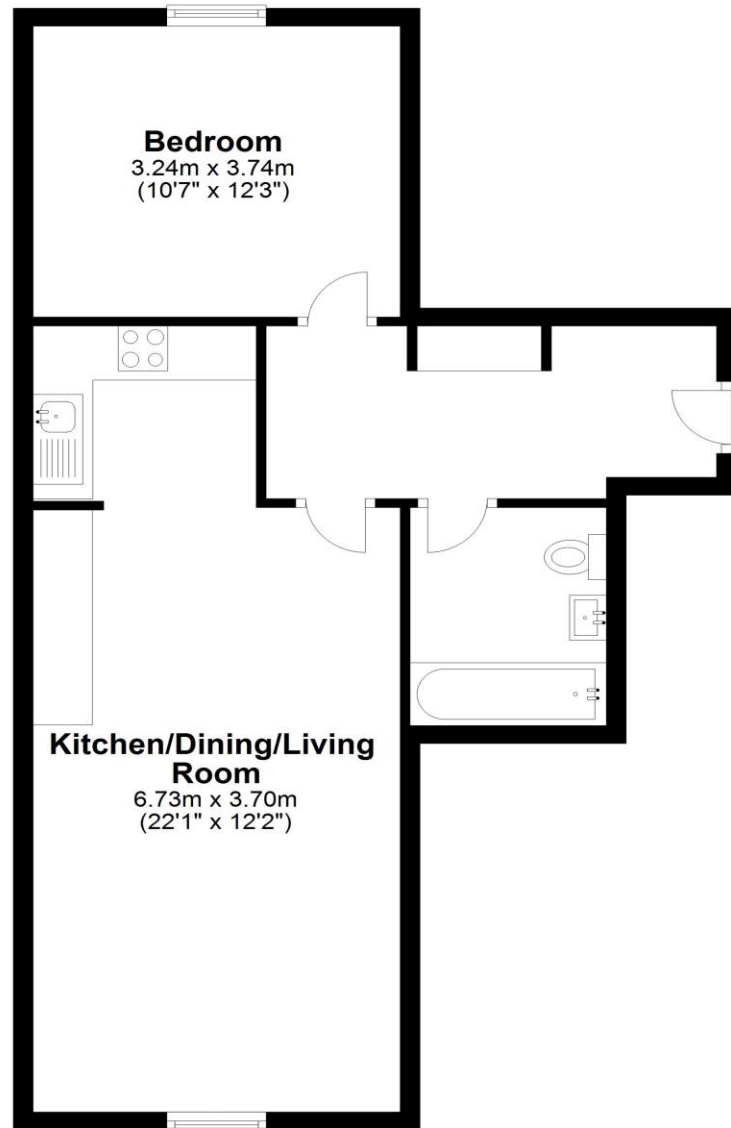
**WOKING**

**£250,000**

**An exceptional top floor living experience awaits in this generously proportioned one double bedroom apartment, standing out as larger than the average offerings on the market.**

## Ground Floor

Approx. 55.9 sq. metres (602.0 sq. feet)



Total area: approx. 55.9 sq. metres (602.0 sq. feet)



## **The Old Brew House, 130-132 High Street, Old Woking, Woking, Surrey, GU22**

- **Top Floor One Bedroom Apartment**
- **Open Plan Kitchen/Lounge**
- **Share of Freehold**
- **Allocated Parking**
- **Remainder of 10 Year Build Guarantee**
- **Secure Bicycle Storage**

An exceptional top floor living experience awaits in this generously proportioned one double bedroom apartment, standing out as larger than the average offerings on the market.

The residence exudes contemporary elegance, featuring a well-designed open plan kitchen with Quartz marble worktops and integrated Bosch appliances. The kitchen flows effortlessly into the lounge area, creating a spacious and inviting atmosphere. The property prioritises security with a modern and efficient entry system, ensuring a safe and serene environment for its residents.

Beyond the interiors, practical amenities enhance the appeal of this residence. Outside, residents can benefit from secure bicycle storage, and the added convenience of allocated parking spaces for two cars. With its stylish design, thoughtful features, and practical amenities, this top-floor apartment not only provides a comfortable living space but also represents a wise investment in a home that combines modern luxury with convenience and a share of the freehold.

Nestled strategically for seamless commuting to London, Woking boasts proximity to Woking Station, ensuring swift and frequent connections to Waterloo station in less than 30 minutes. The convenience extends beyond the railway, with the M25 and M3 mere 15 minutes away, offering effortless access to the South of England and beyond. Situated just 25 miles south of the capital, Woking further positions itself as a transportation hub with Gatwick a mere 30 miles away and Heathrow less than 20 miles distant. Beyond its excellent connectivity, Woking embraces a vibrant lifestyle with The Peacocks and Wolsey Place forming its shopping nucleus, accompanied by an array of restaurants, two theatres, and six cinemas. For those seeking nightlife, the Chertsey Road area beckons with a diverse selection of restaurants, bars, and pubs. Education is well-catered with institutions such as Sythwood Primary School, and the University of Surrey in nearby Guildford. Nature enthusiasts will find solace in Woking's surroundings, adorned with country parks, commons, heathland, and scenic walks along the Basingstoke Canal and the Wey Navigation. In essence, Woking combines metropolitan connectivity with a rich tapestry of leisure, education, and natural wonders.

Council Tax Band C - EPC Rating C





