



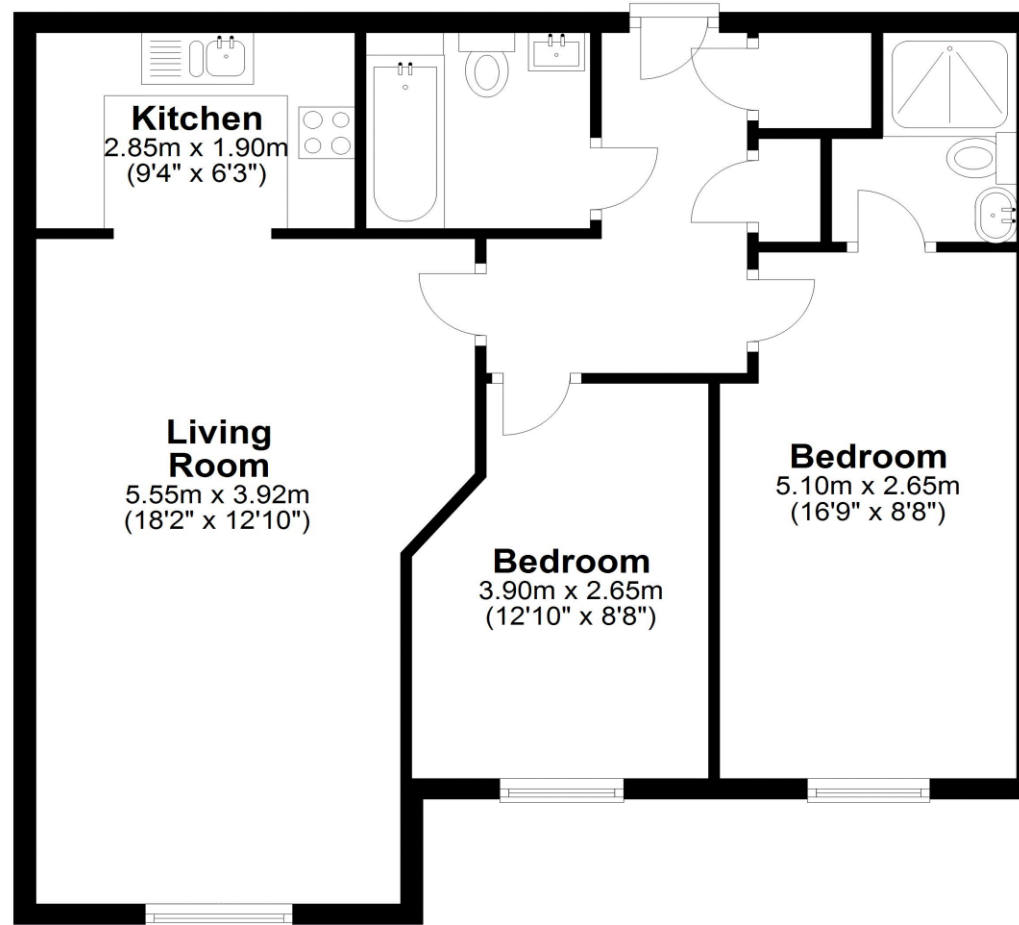
WOKING

£328,000

A two double bedroom, two bathroom executive apartment, set on the second floor of this very desirable development within a short walk of Woking town centre and mainline station. room. NO ONWARD CHAIN.

First Floor

Approx. 67.2 sq. metres (723.3 sq. feet)



Total area: approx. 67.2 sq. metres (723.3 sq. feet)

Abingdon Court, 9 Heathside Road, Woking, Surrey, GU22

- **Two Double Bedrooms.**
- **Allocated Parking**
- **Modern Fitted Kitchen**
- **21ft Reception Room**
- **Two Bathrooms**
- **NO ONWARD CHAIN**

A two double bedroom, two bathroom executive apartment, set on the second floor of this very desirable development within a short walk of Woking town centre and mainline station. Particular features include an underground allocated parking space, security gated development, double glazed windows, security entry phone system, modern fitted kitchen, loft facility and a 21ft reception room. Offered to the market with NO ONWARD CHAIN.

Location

Woking town centre is a modern and contemporary town that has been the subject of very significant investment in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is 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. In the wider area there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.

Lease: 79 Years (2024)

Ground Rent: £125 PA

Service Charge: £2,990 PA

Council Tax Band C

EPC Rating B

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.



