



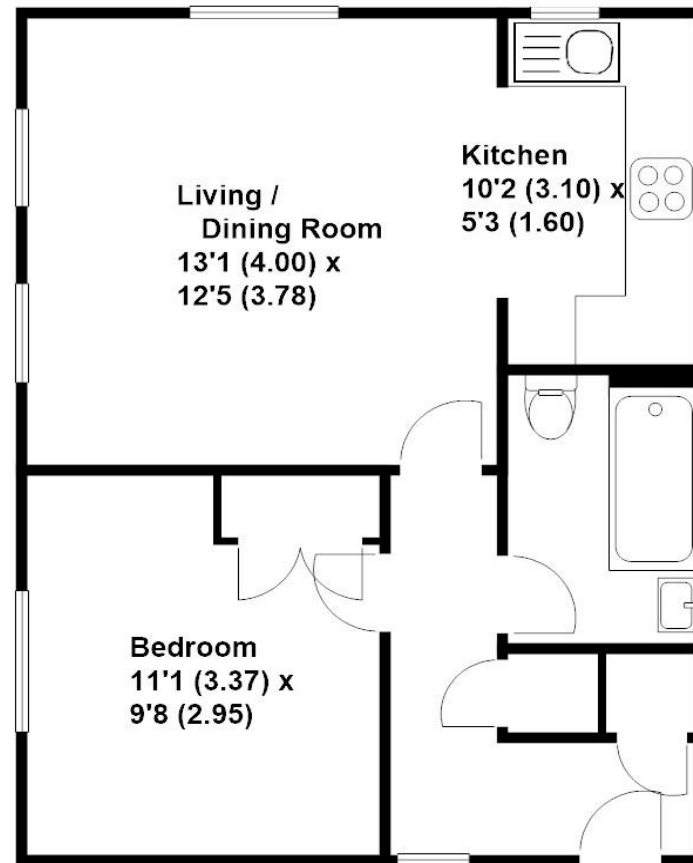
WOKING

£205,000

Nestled within a highly coveted modern development, this ground floor apartment presents an enticing opportunity with NO ONWARD CHAIN.

Brooklyn Road, Woking

Approximate gross internal floor area 457 sq/ft - 42.5 m/sq



Ground Floor

These plans are not drawn to scale and are for representational purposes only.
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St Marks Court, Brooklyn Road, Mount Hermon, Woking, Surrey, GU22

- **One Double Bedroom Ground Floor Apartment**
- **Highly Sought After Modern Development**
- **Double Aspect Living Room**
- **Well Appointed Kitchen & Bathroom**
- **Security Entryphone System**
- **Allocated Parking**
- **NO ONWARD CHAIN**

Nestled within a highly coveted modern development, this ground floor apartment presents an enticing opportunity with NO ONWARD CHAIN.

The interior layout is tailored for modern living, boasting a spacious double bedroom complete with a fitted double wardrobe for ample storage. The well-appointed modern kitchen offers a stylish space for culinary endeavours, while the double aspect living room invites abundant natural light, creating a warm and inviting ambiance. Completing the accommodation is a fitted bathroom, ensuring comfort and convenience. Security is prioritised with the inclusion of an entryphone system, while an allocated parking bay adds further convenience.

This property caters to commuters and urban dwellers alike, being within easy reach of Woking Town Centre and its mainline station. Residents can effortlessly access the vibrant amenities of the town centre, from shopping destinations to dining options, enhancing their lifestyle. Presented in impeccable condition throughout, this apartment offers a turnkey solution for discerning buyers seeking contemporary living in a prime location. Whether as a first home, investment opportunity, or downsizing endeavour, this property encapsulates modern comfort and urban accessibility.

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 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 C - EPC Rating C - Tenure: Leasehold
Lease Length: 214 years (2024) - Service Charge: £1,969 PA – No Ground Rent

