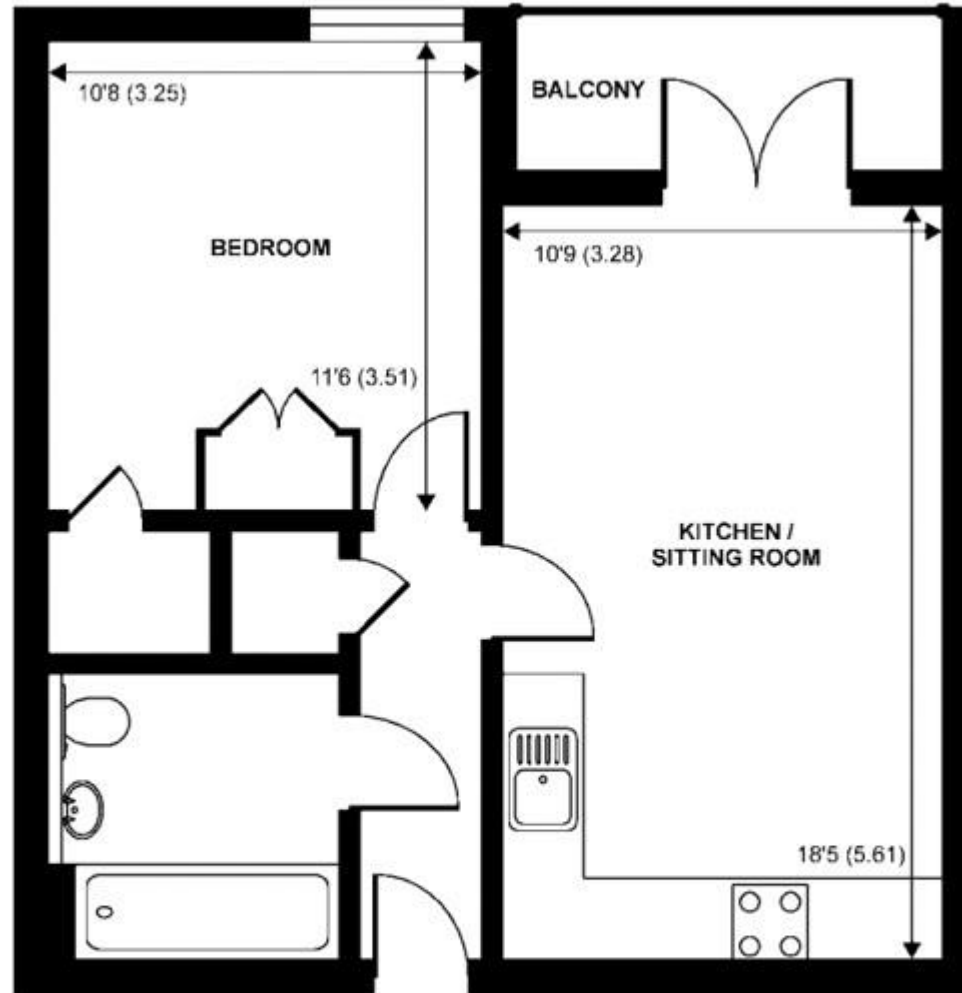




**WOKING**  
**£250,000**

**This modern first-floor, one-bedroom apartment is presented to the market with the advantage of NO ONWARD CHAIN.**



**GROUND FLOOR**  
abt 450 SQFT (INTERNAL)

**APPROX. GROSS INTERNAL FLOOR AREA 450 SQ FT 41.8 SQ METRES**



## Nankeville Court, Guildford Road, Woking, Surrey, GU22

- **Modern First Floor Apartment**
- **One Bedroom**
- **Modern Kitchen**
- **Sitting Room With Balcony**
- **Modern Bathroom**
- **Walking Distance Of Mainline Station**
- **NO ONWAR CHAIN**

This modern first-floor, one-bedroom apartment is presented to the market with the advantage of NO ONWARD CHAIN.

Upon entering the property, you are welcomed by an entrance hall featuring a convenient storage cupboard. The hall leads to a contemporary kitchen seamlessly integrated with the open-plan sitting room. This bright and airy space is enhanced by double doors that open onto a private balcony, offering views of the communal grounds. The bedroom is well-proportioned and includes a fitted wardrobe, with an additional integrated cupboard providing further storage space. The apartment is completed by a well-appointed, modern bathroom suite, ensuring comfort and style.

The property is equipped with a security entry phone system and benefits from a lift facility, adding to the convenience and safety of its residents. Its prime location within walking distance of Woking Town Centre and its mainline station makes it an ideal choice for commuters and those seeking easy access to local amenities. This apartment combines modern living with excellent connectivity, making it a perfect home for professionals, couples, or investors.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offers a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the southeast. Additionally, travellers benefit from a highly efficient coach service to Heathrow Airport, and access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating C - Tenure: Leasehold – 287yrs remaining (TBC)  
Ground rent £250 - Service Charge £1842 plus £800 building insurance (under review)

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.





