

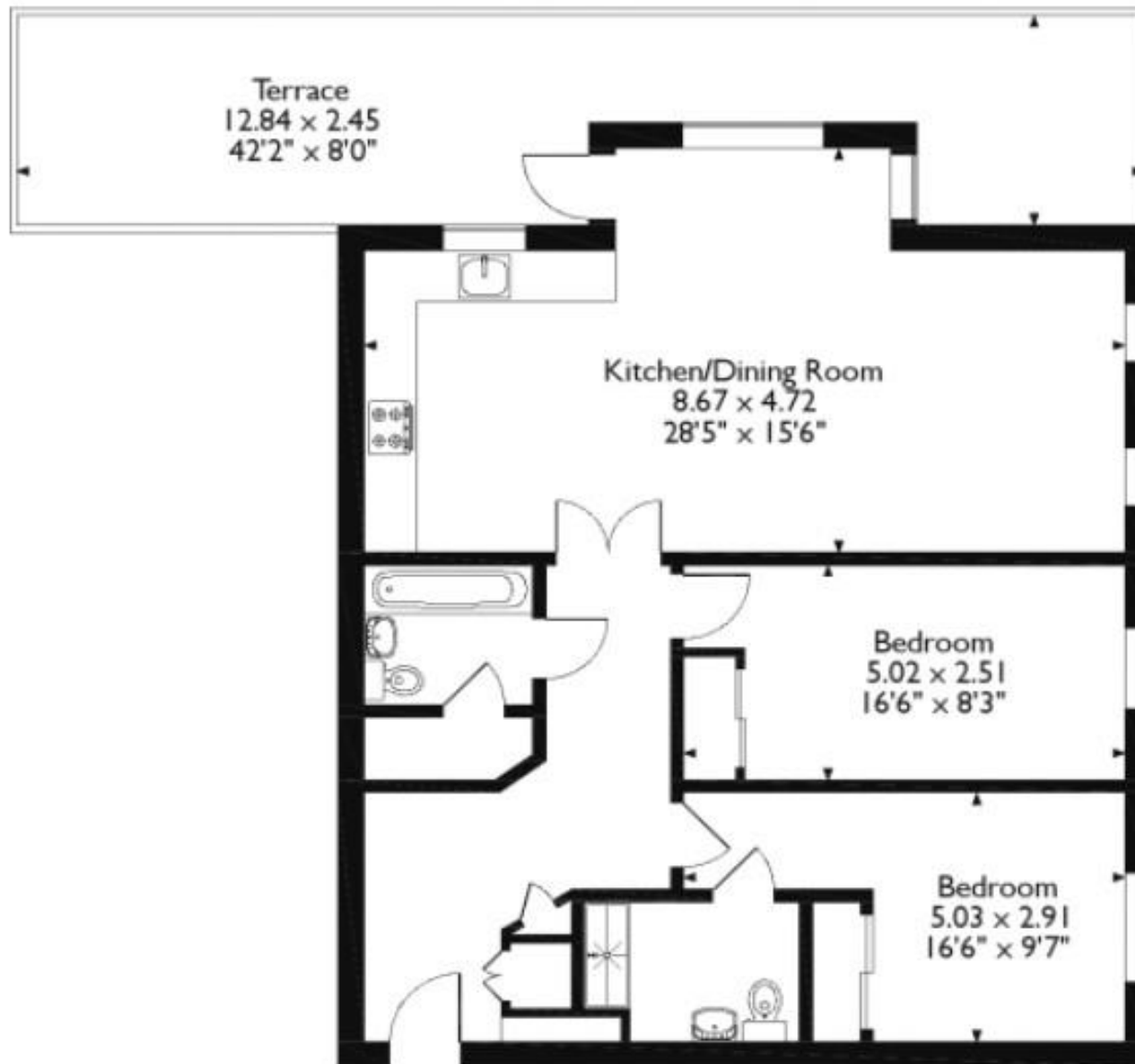


**WOKING**

**£395,000**

**Introducing a superb executive  
apartment, presented to the  
market with the advantage of  
NO ONWARD CHAIN.**

Approximate Gross Internal Area  
84 Sq M/903 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative

## Park Heights, Constitution Hill, Guildford Road, Woking, Surrey, GU22

- **Executive Apartment**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Open Plan Kitchen/Dining/Living Room**
- **Private Terrace**
- **Underground Parking**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Introducing a superb executive apartment, presented to the market with the advantage of NO ONWARD CHAIN.

This stylish residence features an expansive open plan kitchen/dining/sitting room, creating a seamless space for relaxation and entertaining. The accommodation includes two generously sized double bedrooms, with the principal bedroom boasting a luxurious en-suite bathroom. Additionally, there is a modern family bathroom to serve the second bedroom and guests.

Enhancing the appeal of this property is a spacious private south-facing terrace. Further benefits include secure underground parking, ensuring convenience and peace of mind. Situated within a short walking distance from Woking Town Centre and the mainline station, this apartment offers easy access to local amenities, shopping, dining, and excellent transport links, making it an ideal home for professionals and commuters alike.

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 D - EPC Rating D - Tenure: Leasehold

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.



