



WOKING

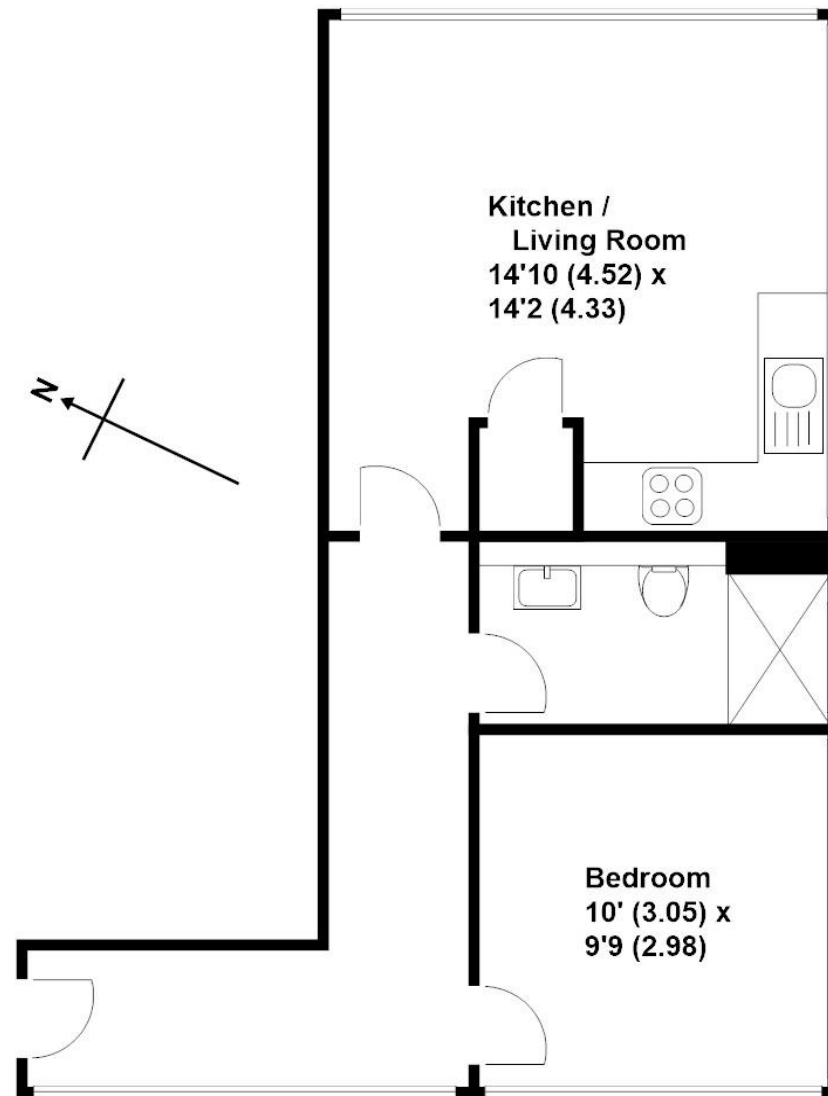
£250,000

We are delighted to present this exceptional top-floor penthouse apartment situated within a prestigious executive development. NO ONWARD CHAIN.



Goldsworth Road, Woking

Approximate gross internal floor area 469 sq/ft - 43.6 m/sq



Second Floor

These plans are not drawn to scale and are for representational purposes only. The services, systems and appliances listed in these details have not been tested by Foundations, and no guarantee is given to their operational ability or efficiency. Created by www.visionwithin.co.uk

Flat 39 Spectrum House, 56 Goldsworth Road, Woking, Surrey, GU21 6AS

- **Top Floor Penthouse Apartment**
- **One Double Bedroom**
- **Spacious Living Room/Kitchen**
- **Lift Facility**
- **Security Entryphone System**
- **Walking Distance Of Mainline Station**
- **NO ONWAR CHAIN**

We are delighted to present this exceptional top-floor penthouse apartment situated within a prestigious executive development. The property boasts a secure entryphone system, ensuring peace of mind for its residents. Ideally located, this penthouse is just a short stroll away from Woking Town Centre and its mainline station, offering superb convenience for commuters and shoppers alike.

The light-filled and airy accommodation features a spacious open-plan living room and a modern kitchen, perfect for contemporary living and entertaining. Additionally, the luxurious shower room and double bedroom provide comfort and elegance, creating a welcoming retreat. This impressive penthouse also benefits from a lift facility, enhancing accessibility and ease of living. The apartment is offered to the market with NO ONWARD CHAIN, presenting an excellent opportunity for immediate occupancy. Whether you are a professional seeking proximity to transport links or someone looking to downsize in style, this property is an ideal choice.

Embrace the vibrant lifestyle of Woking, with its array of shops, restaurants, and amenities, all within easy reach of your new home. This perfect home seamlessly combines tranquillity and urban convenience. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes. Woking's rich historical heritage, exceptional schools in both the private and public sectors, and a harmonious blend of timeless charm and modern conveniences, presents an unparalleled opportunity for a delightful and well-rounded lifestyle.

Council Tax Band B - EPC Rating D - Tenure: Leasehold - Lease Length: Approx 125yrs
Charges: Ground maintenance £238pa, service charge £1594pa - Electric underfloor heating

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.



Energy Efficiency Rating

Very energy efficient - lower running costs

