

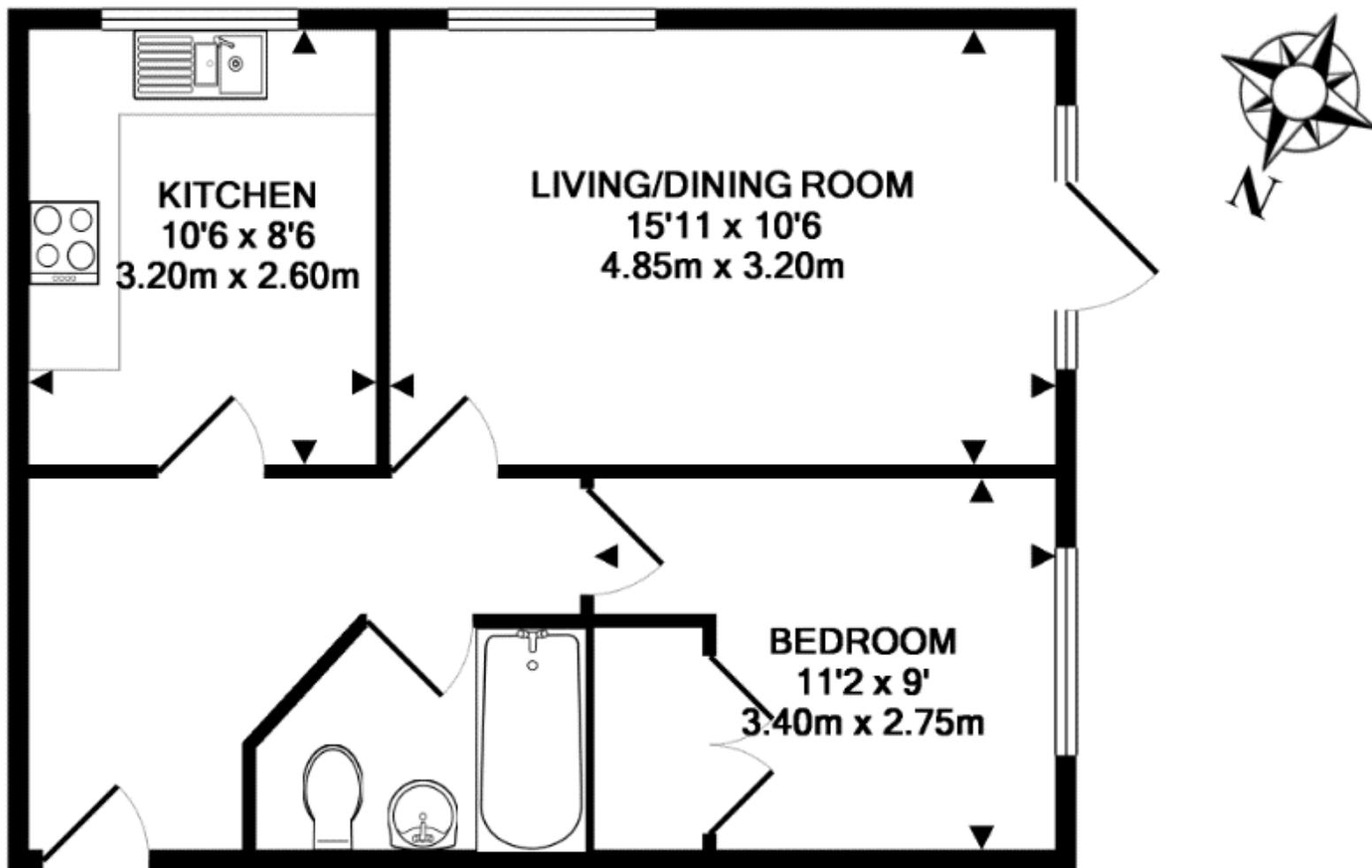


WOKING

OIEO £215,000

A rare opportunity to acquire this charming one-bedroom ground floor apartment, situated in a highly sought-after conservation area just a short walk from Woking Town Centre and its fast and frequent mainline rail services to London.





TOTAL APPROX. FLOOR AREA 478 SQ.FT. (44.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Brooklyn Road, Mount Hermon, Woking, Surrey, GU22

- **Ground floor one-bedroom apartment in a sought-after conservation area**
- **Short walk to Woking Town Centre & mainline station with fast links to London**
- **Bright dual-aspect living room with French doors opening to communal gardens**
- **Spacious separate kitchen**
- **Double bedroom with fitted wardrobes**
- **Allocated parking space & secure entry phone system**
- **Offered with NO ONWARD CHAIN**

A rare opportunity to acquire this charming one-bedroom ground floor apartment, situated in a highly sought-after conservation area just a short walk from Woking Town Centre and its fast and frequent mainline rail services to London. The location offers a perfect blend of tranquillity and convenience, ideal for professionals, downsizers or first-time buyers.

The apartment features a bright and airy dual-aspect living room with double-glazed French doors opening directly onto the well-maintained communal gardens, creating a seamless indoor-outdoor living experience. The separate kitchen is generously sized and benefits from a side window, providing natural light and ventilation. The double bedroom includes fitted wardrobes, offering ample storage, and a well-appointed bathroom.

Additional features include an allocated parking space and a secure entry phone system, enhancing both convenience and peace of mind. This property is being offered to the market with **no onward chain**, providing a straightforward and stress-free purchase opportunity.

Ideally positioned within the charming Horsell Village and walking distance of the vibrant Woking Town Centre, this location offers an exceptional balance of lifestyle, connectivity, and natural beauty. Woking's mainline station provides fast and frequent services to London Waterloo in approximately 24 minutes, making it a prime choice for commuters. The nearby road networks — including the A3, M3, M4, and M25 — ensure easy access to central London, the southwest of England, and all major London airports, including Heathrow. Horsell Village retains a strong sense of community and is celebrated for its picturesque countryside walks, renowned gastro pubs, and outstanding schools, both state and independent.

Woking itself presents a dynamic town centre filled with an eclectic mix of high street and boutique shopping, including the popular Peacocks Centre, home to the New Victoria Theatre and a multi-screen cinema. A wide variety of restaurants, cafes, and delicatessens cater to every culinary taste. Residents can also enjoy the tranquillity of nearby Horsell Common and scenic walks along the Basingstoke Canal, offering a perfect blend of urban convenience and rural charm.

Council Tax Band C - EPC Rating C - Tenure: Leasehold



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92-100)	A		Very environmentally friendly - lower CO ₂ emissions (92-100)	A	
(81-91)	B		(81-91)	B	
(69-80)	C	76	(69-80)	C	82
(55-68)	D		(55-68)	D	83
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

