

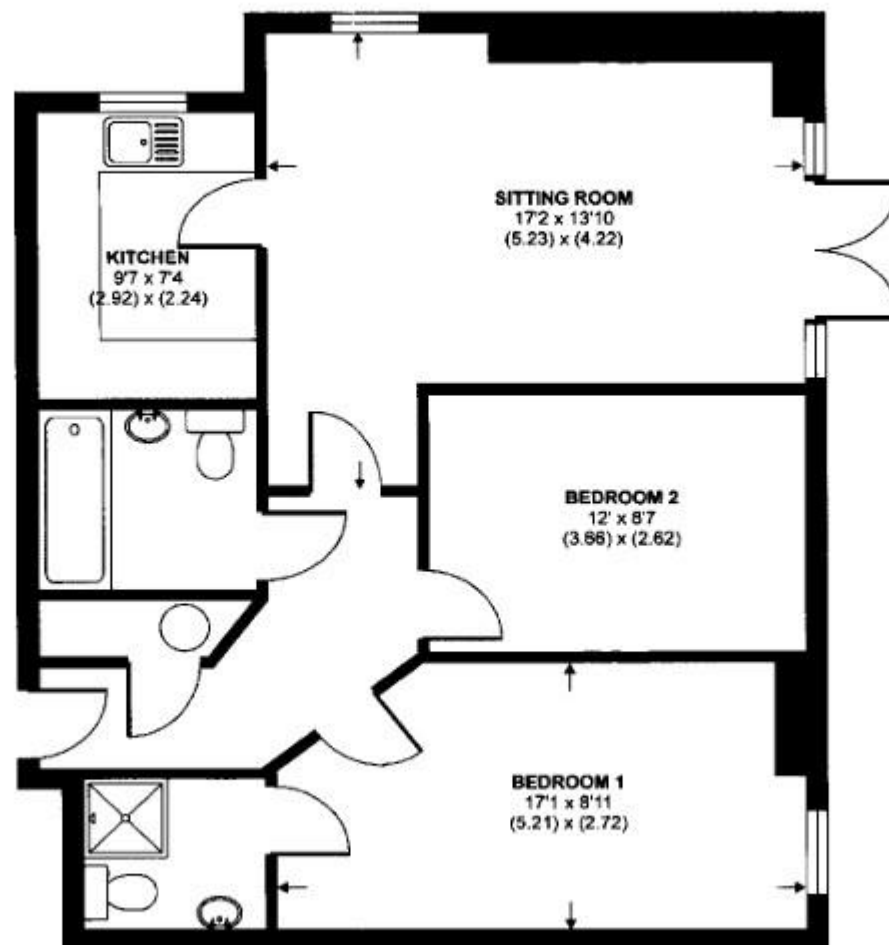


SOUTH WOKING

£320,000

Set within an exclusive, security-gated development just moments from Woking Town Centre, this beautifully presented first-floor executive apartment offers an exceptional blend of convenience and contemporary living. Offered to the market with NO ONWARD CHAIN.

NOT TO SCALE



FLOOR AREA
abt 684 SQFT (INTERNAL)

St Andrews Gate, Heathside Road, Woking, Surrey, GU22

- Secure, gated development
- Short walk to Woking mainline station
- Reception room with Juliet balcony
- Modern Kitchen
- Two double bedrooms with principal en-suite
- Separate family bathroom
- Allocated parking & communal gardens
- NO ONWARD CHAIN

Set within an exclusive, security-gated development just moments from Woking Town Centre, this beautifully presented first-floor executive apartment offers an exceptional blend of convenience and contemporary living. With the mainline station only a short walk away, the location is ideal for commuters seeking fast and frequent rail links, as well as easy access to the town's amenities.

The property features a well-proportioned reception room, enhanced by a Juliet balcony that brings in excellent natural light. The modern kitchen is thoughtfully designed, offering ample storage and workspace to suit both everyday living and entertaining.

Accommodation includes two generous double bedrooms, with the principal bedroom further benefiting from a en-suite shower room. A separate family bathroom serves the second bedroom, making the layout practical for guests, sharers, or those seeking a dedicated home office.

Additional highlights include an allocated parking space, well-maintained communal gardens, and a secure entryphone system for added peace of mind. Offered to the market with **no onward chain**, this superb apartment presents an outstanding opportunity for buyers looking for a turnkey home in a premier central Woking location.

Set on the ever favoured south side of Woking located within walking distance of Woking town centre, a modern and contemporary town that has been the subject of very significant improvement in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the South East with fast and frequent services into London Waterloo (23mins) and here you will also find a very efficient coach service to Heathrow airport. In the wider neighbourhood there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools in both the private and the state sector.

Council Tax Band E - EPC Rating C - Tenure: Leasehold (approx. 100 years remaining) – Ground Rent: £349.44 PA – Service Charge £2780.06 PA (includes water consumption).



