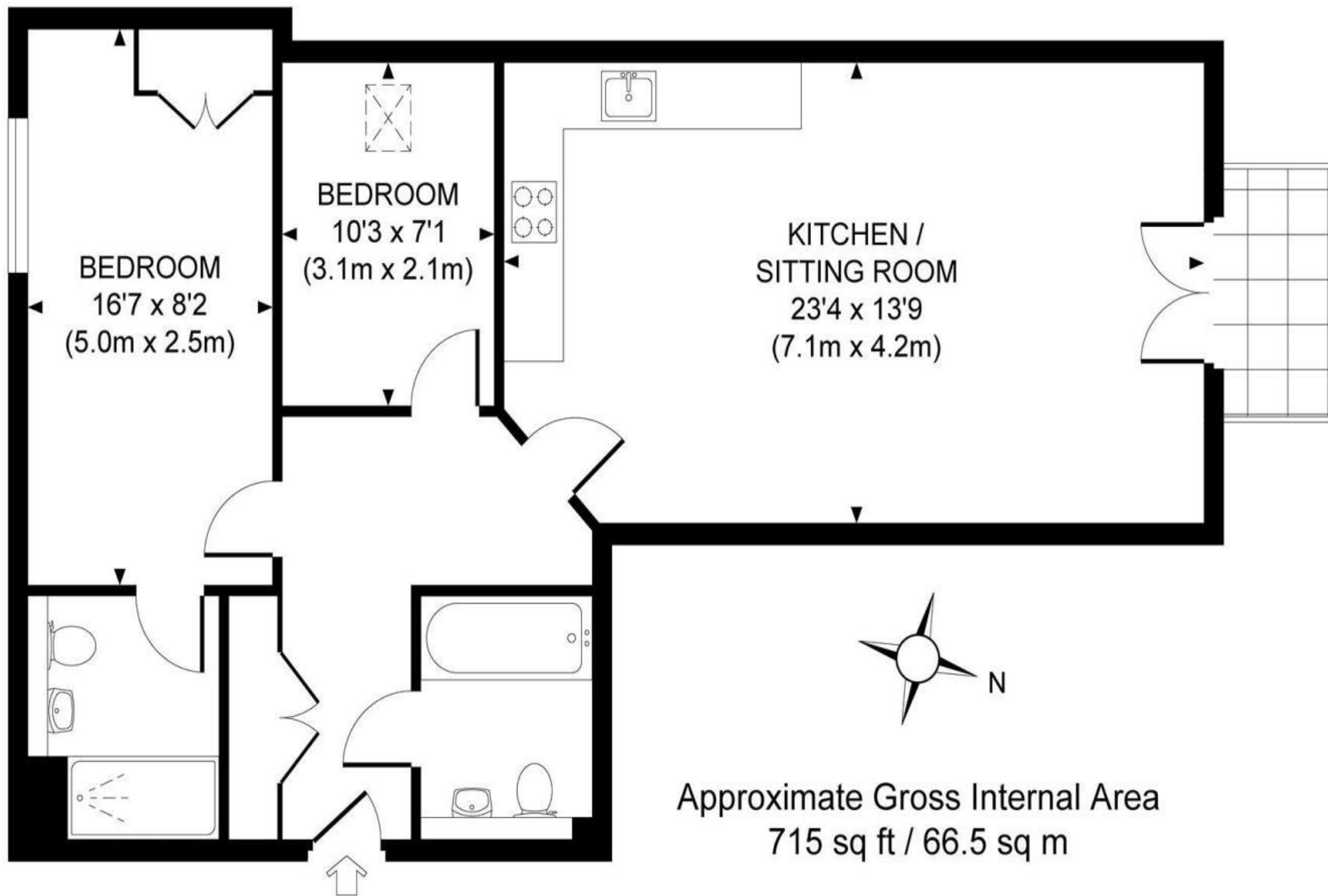




BROOKWOOD

£325,000

Located within a stone's throw of Brookwood Mainline Station, this beautifully appointed top-floor apartment offers exceptional convenience for commuters, with fast and frequent services to London Waterloo.



Connaught Place, 126 Connaught Road, Brookwood, Woking, Surrey, GU24

- **Stunning Top Floor Apartment**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Open Plan Kitchen/Living Area**
- **Private Balcony**
- **Security Entry Phone System**
- **Allocated Parking**
- **Walking Distance of Brookwood Mainline Station & Shops**

Located within a stone's throw of Brookwood Mainline Station, this beautifully appointed top-floor apartment offers exceptional convenience for commuters, with fast and frequent services to London Waterloo. The property is also ideally positioned close to a range of local shops and everyday amenities, making it a superb choice for those seeking both comfort and connectivity.

Finished to an impeccable standard throughout, the apartment features two spacious double bedrooms. The principal bedroom benefits from built-in wardrobes and a modern en-suite shower room, while the second bedroom is well-served by a stylish family bathroom fitted with a contemporary suite, including a bath with wall-mounted shower, wash basin, and WC. The heart of the home is a bright and expansive open-plan living space, seamlessly combining the kitchen, dining, and lounge areas. The kitchen is well-equipped with a generous range of base and eye-level units, along with integrated appliances such as a gas hob, oven, washer/dryer, and dishwasher. This sociable space is perfect for entertaining or relaxing, with double doors leading to a private balcony offering scenic views and a tranquil spot to unwind. Additional benefits include allocated parking and secure access to the building via a modern entry system, providing both convenience and peace of mind. With its prime location, high-quality finishes, and thoughtfully designed layout, this property presents a fantastic opportunity for professionals, first-time buyers, or investors alike. Early viewings are highly recommended to fully appreciate all that this impressive home has to offer.

Brookwood is a desirable village located approximately 5km west of Woking, positioned on the edge of both Woking and Guildford Boroughs. Surrounded by natural beauty, including the scenic Basingstoke Canal with its picturesque towpaths and historic locks, the area offers a peaceful setting ideal for outdoor activities. Brookwood Station, located in the heart of the village and just a short walk from the property, provides direct rail services to London Waterloo in around 30 minutes, making it a convenient choice for commuters. Excellent road connections via the nearby M3 and M25, along with regular bus services to Woking, Guildford, and Frimley, ensure superb transport links. Local amenities are easily accessible in nearby Knaphill, while Woking and Guildford offer a wider selection of shops, restaurants, and leisure facilities. The village also benefits from a local primary school, with secondary education available at the highly regarded Winston Churchill School in St Johns, making Brookwood an ideal location for families and professionals alike.

Council Tax Band D - EPC Rating B

Tenure: Leasehold – 118 Years remaining (2025)

Ground Rent: £350 PA - Service Charge: £1,584 PA



