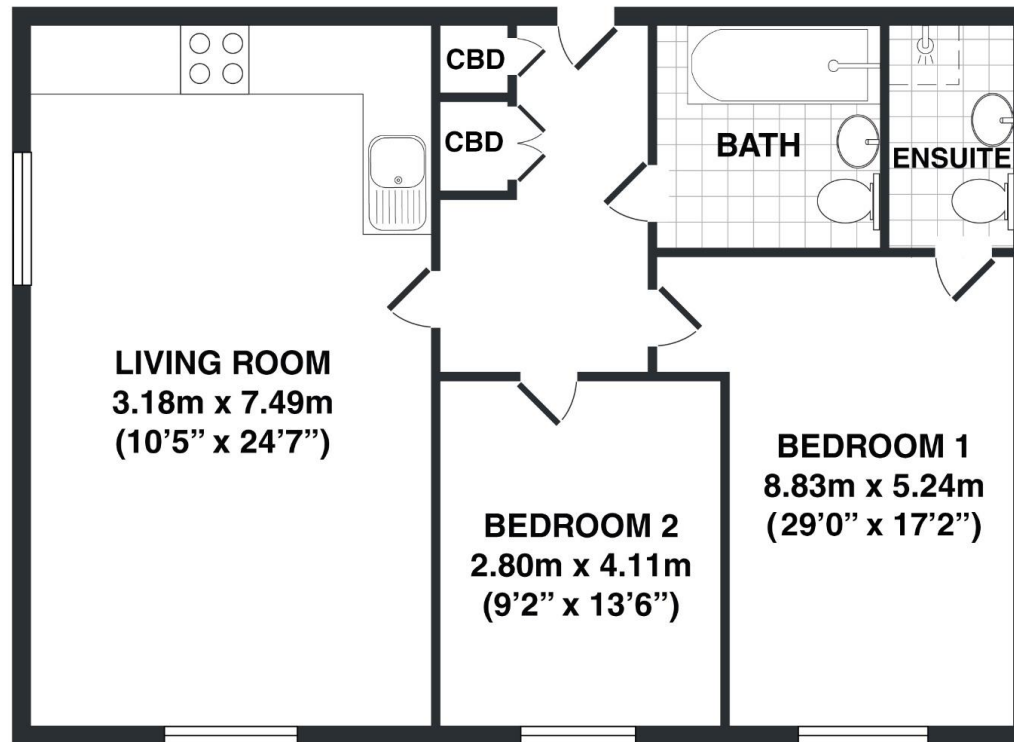




**WOKING**

**£299,950**

**Located in the heart of Woking  
Town Centre within a stone's  
throw of the mainline station an  
immaculately presented two  
double bedroom, two bathroom  
first floor executive apartment.**



**Total area : approx. 67.6 sq. meters (728 sq. feet)**

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale.  
Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

## **Guildford Road, Woking, Surrey, GU22 7PZ**

- First Floor Executive Apartment
- Two Double Bedrooms
- Two Bathrooms
- Beautifully Appointed Kitchen
- Reception Room With Juliet Balcony
- En-Suite To Principal Bedroom
- Underground Parking
- Residents Gymnasium
- Security Entryphone System
- Lift Facility

Located in the heart of Woking Town Centre within a stone's throw of the mainline station an immaculately presented two double bedroom, two bathroom first floor executive apartment.

The apartment benefits from secure underground parking, a fully equipped and luxuriously appointed kitchen with space for a table and chairs, spacious reception room with Juliet balcony, impressive principal bedroom with a beautifully appointed en-suite shower room and separate bathroom.

Other benefits include a residents gymnasium, security entryphone system and lift facility. Internal viewings are highly recommended via the vendor's sole agents.

Woking town centre continues to be the subject of very considerable investment resulting in a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in 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 as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

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.





