FOUNDATIONS
Independent Estate Agents





WOKING

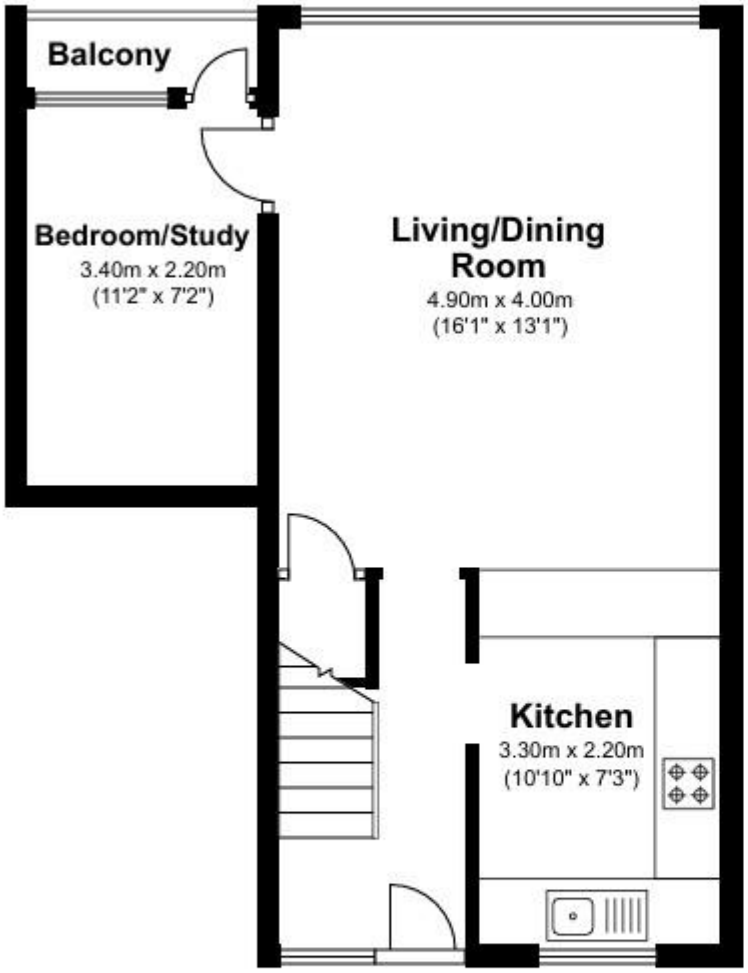
£325,000

Ideally positioned within a peaceful development, this well-located split-level apartment is just 0.2 miles from Woking town centre and its mainline station.

71 Commercial Way, Woking, Surrey GU21 6HN T: 01483 770800 E: sales@foundationsofwoking.com
www.foundationsofwoking.com

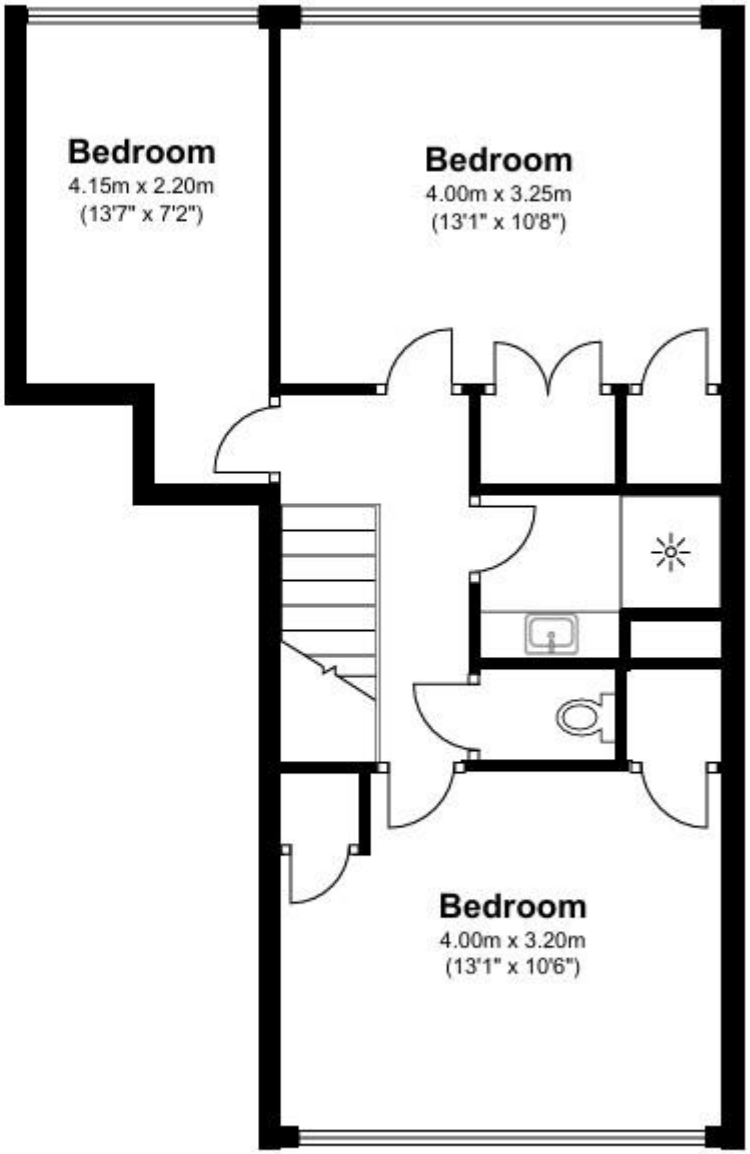
Ground Floor

Approx. 41.0 sq. metres (441.5 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 89.3 sq. metres (961.2 sq. feet)

This floorplan is for illustrative purposes only and is not to scale. All measurements of rooms, doors and windows are approximate, and no responsibility is accepted for any error, omission or misstatement. Any services, systems or appliances shown have not been tested, and no guarantee is given as to their condition or efficiency.

Hillview Court, Hillview Road, Woking, Surrey, GU22

- **Split level apartment**
- **Three/four bedrooms**
- **Spacious reception room with dining area**
- **Open plan kitchen**
- **Balcony overlooking communal grounds**
- **Garage in a nearby block**
- **Permit parking for two cars**



Ideally positioned within a peaceful development, this well-located split-level apartment is just 0.2 miles from Woking town centre and its mainline station. The property offers flexible accommodation, making it a appealing choice for those seeking generous living space close to local amenities and excellent transport links.

The main reception room provides ample space to relax and dine, with the open-plan kitchen creating a sociable layout for everyday living and entertaining. A balcony overlooking the communal grounds offers a pleasant spot to enjoy some fresh air.
There are three bedrooms, together with a versatile fourth room that could be used as an additional bedroom or a second reception room, depending on your needs. A bathroom completes the accommodation. Further benefits include double-glazed windows, a coded communal entrance, a garage in a nearby block and permit parking for two cars. This apartment presents a convenient and adaptable home in a sought-after location.



Woking combines a vibrant, modern town centre with easy access to the Surrey countryside. The centre continues to benefit from significant investment and offers a choice of shops, cafés, bars and restaurants, alongside cultural attractions including the New Victoria Theatre, cinema and Lightbox Gallery. Woking Park provides a welcome green space, with its attractive lake, leisure centre and Pool in the Park, while the Basingstoke Canal, River Wey and nearby Chobham Common offer scenic routes for walking and cycling. The town is also well connected, with fast and frequent mainline services to London Waterloo taking approximately 24 minutes and a coach service to Heathrow Airport.

Council Tax Band C -EPC Rating TBC -Tenure: Leasehold - Service Charge – TBC - Ground Rent - TBC

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.

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.







