



**WOKING**

**£325,000**

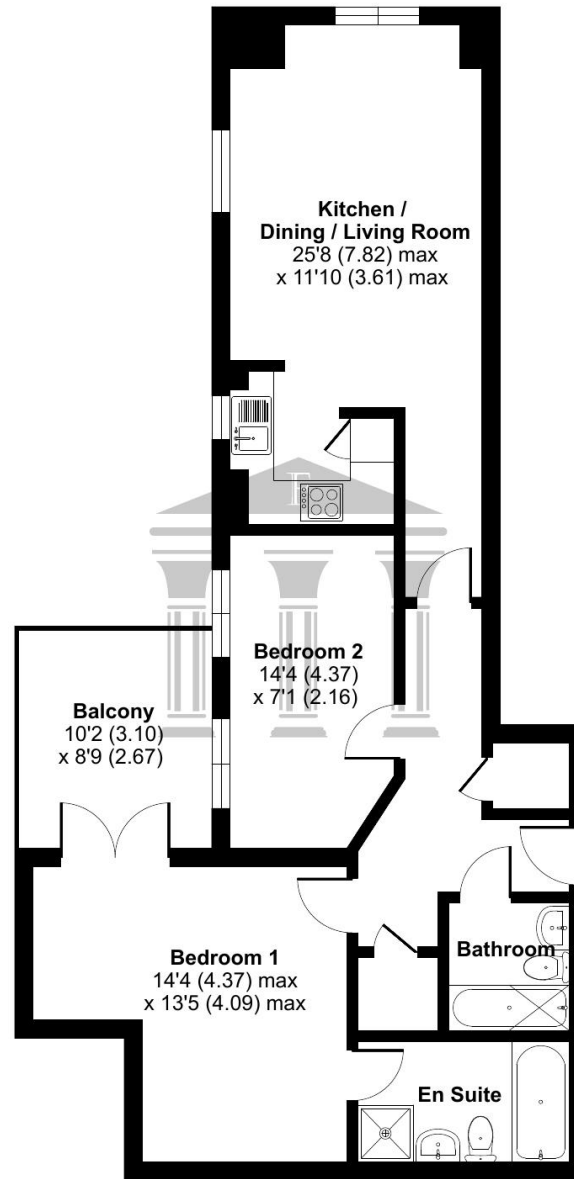
Welcome to this spacious ground floor executive apartment, ideally positioned within a highly sought-after and peaceful modern development. This elegant residence offers an exceptional blend of contemporary design and comfort, providing a perfect haven for professionals and families alike.



# Sandy Lane, Woking, GU22

Approximate Area = 764 sq ft / 71 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Foundations Independent Estate Agents. REF: 1172867

## Maybury Place, 58 Sandy Lane, Woking, Surrey, GU22

- **Ground Floor Executive Apartment**
- **Open Plan Kitchen**
- **Double Aspect Reception Room**
- **Private Balcony**
- **Two Double Bedrooms**
- **Two Bathrooms**
- **Secure Underground Parking**
- **Walking Distance Of Mainline Station**

Welcome to this spacious ground floor executive apartment, ideally positioned within a highly sought-after and peaceful modern development. This elegant residence offers an exceptional blend of contemporary design and comfort, providing a perfect haven for professionals and families alike. The tranquil surroundings and meticulously maintained communal gardens create a serene living environment, making it an ideal retreat from the hustle and bustle of daily life.

Conveniently located within walking distance of Woking Town Centre and its mainline station, this apartment ensures effortless connectivity for commuters and easy access to an array of local amenities. The accommodation boasts a well-appointed open-plan kitchen, seamlessly integrated with a double-aspect reception room, creating a light-filled and versatile living space. The thoughtful layout includes two generously sized double bedrooms, with the principal bedroom featuring an en-suite shower room for added privacy and convenience. In addition to its superb interior, the property benefits from a private balcony, perfect for enjoying a morning coffee or unwinding after a long day. The secure entryphone system and secure underground parking provide peace of mind, while the communal gardens offer a delightful outdoor space for residents.

Situated close to Woking town centre, ideally located for a quick commute to central London with trains running direct to London Waterloo in under 30 minutes from Woking Station which is less than a 20 minute walk away. Conveniently located there is an abundance of shops, restaurants, bars and golf courses all close by. Woking is 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.

Council Tax Band D  
EPC Rating B  
Tenure: Leasehold - 109 Years remaining (2024)  
Service Charge £2,200 PA  
Ground Rent £350 PA



