

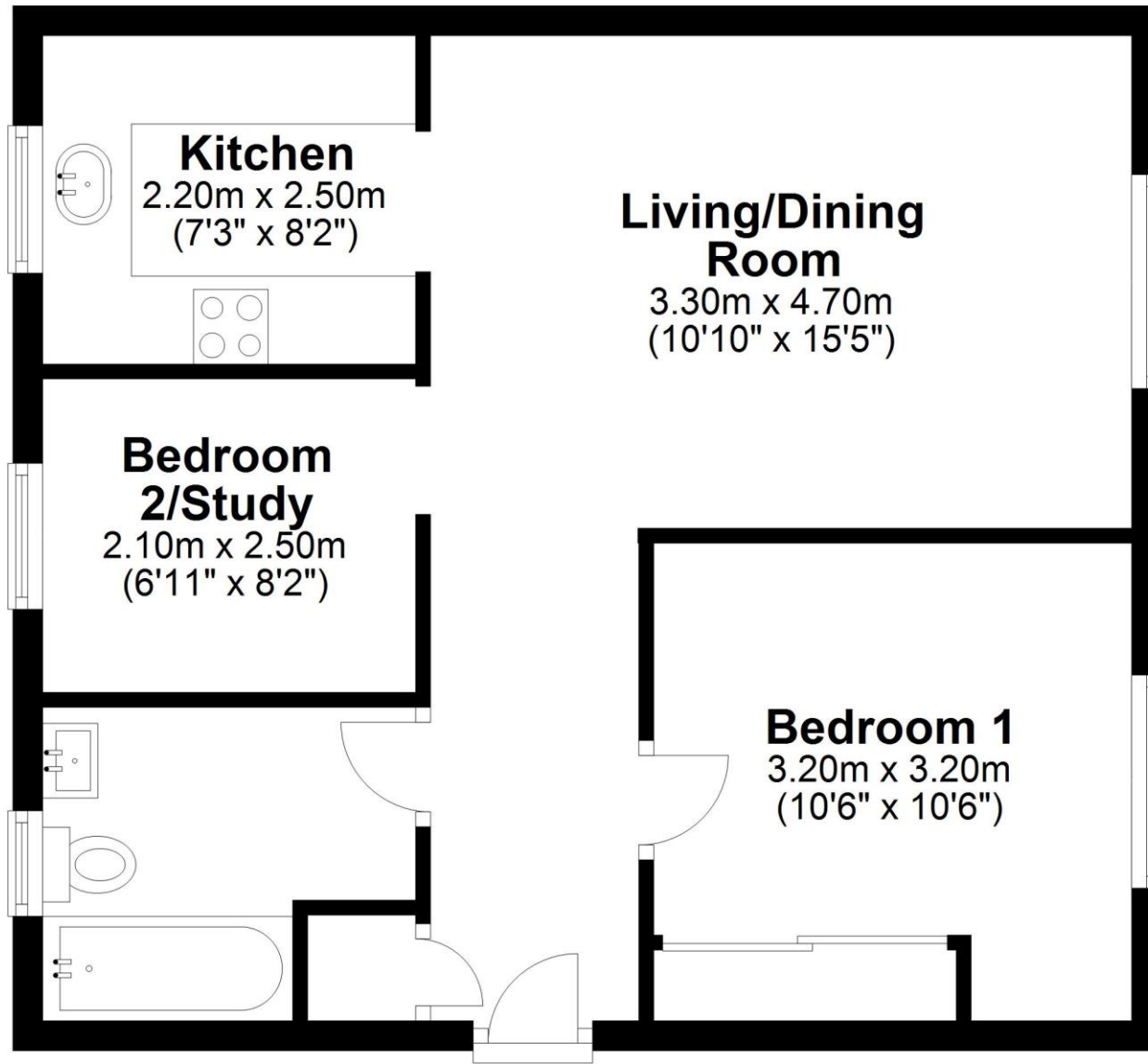


WOKING
£259,950

Presented in immaculate condition, this first floor flat comprises two bedrooms and enjoys an ideal location within the town centre, just a short stroll away from the mainline station.

Ground Floor

Approx. 48.2 sq. metres (518.6 sq. feet)



Total area: approx. 48.2 sq. metres (518.6 sq. feet)

Burleigh Gardens, Woking, Surrey, GU21 5DJ

- **First Floor Flat**
- **Two Bedrooms**
- **Modern Kitchen**
- **Spacious Kitchen/Dining Room**
- **Well Appointed Bathroom**
- **Good Condition Throughout**
- **Town Centre Location**
- **Walking Distance of Mainline Station**
- **Allocated Parking**
- **NO ONWARD CHAIN**

Presented in immaculate condition, this first floor flat comprises two bedrooms and enjoys an ideal location within the town centre, just a short stroll away from the mainline station. Offered to the market with no onward chain, this property is situated within a secure gated development.

Inside, you are welcomed by a contemporary kitchen, a generously sized living/dining room, two bedrooms, and a tastefully appointed bathroom. This delightful residence is presented in good condition, ensuring a comfortable and inviting living space. To complete this enticing package, the property also includes allocated parking.

Woking town centre continues to be the subject of very considerable improvement 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.

Council Tax Band C

EPC Rating C

98 Years remaining on lease

Ground Rent £360 PA - £1483.94 PA

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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

