

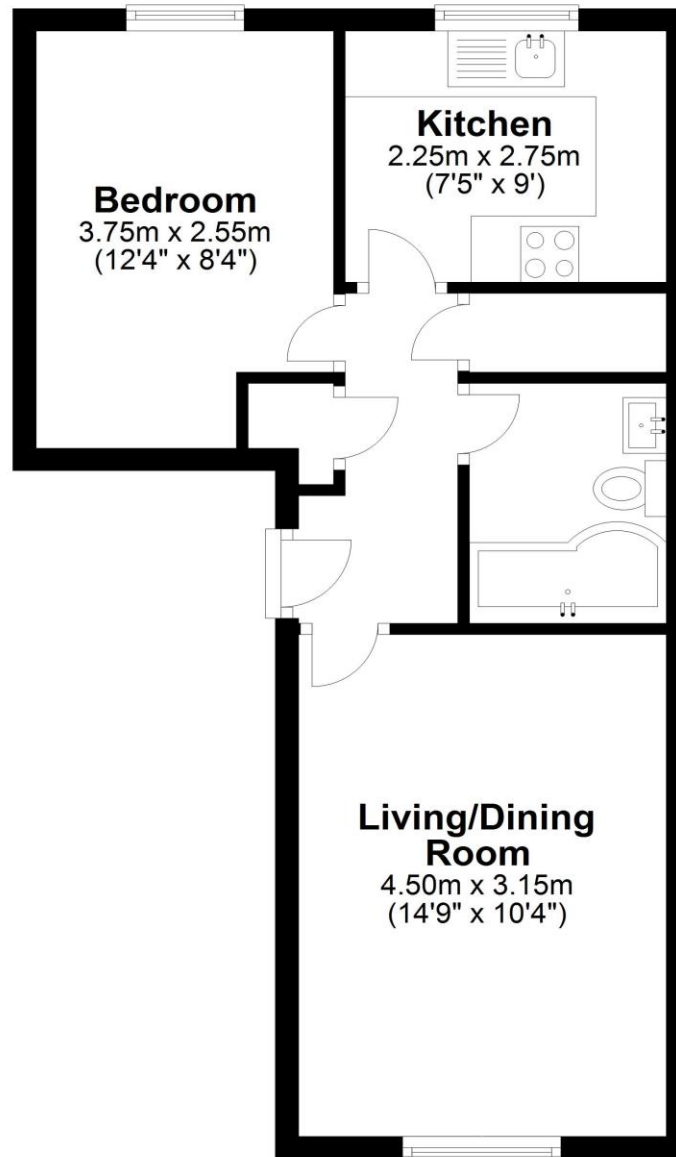


ST JOHNS

£230,000

Welcome to this exquisite first floor apartment, recently renovated to a high standard for a sophisticated and comfortable living experience.

Approx. 39.6 sq. metres (426.2 sq. feet)



Total area: approx. 39.6 sq. metres (426.2 sq. feet)

4 Capstans Wharf, St Johns, Woking, Surrey, GU21 8PU

- **First Floor Apartment**
- **One Double Bedroom**
- **Spacious Lounge**
- **Separate Kitchen**
- **Peaceful Location**
- **Parking**
- **Modernised Throughout**

Welcome to this exquisite first floor apartment, recently renovated to a high standard for a sophisticated and comfortable living experience. The interior boasts a seamless blend of contemporary design and functionality, showcasing a spacious lounge bathed in natural light. The well-appointed kitchen is a culinary delight, featuring built-in appliances that make meal preparation a pleasure. The double bedroom is a serene retreat, and the modern bathroom offers sleek fixtures and finishes.

This property not only prioritises style and comfort, but also emphasises security and convenience. A secure entry system ensures your peace of mind, while the allocated parking space provides hassle-free parking. Nestled in a tranquil location, this apartment offers a quiet retreat from the hustle and bustle. Don't miss the opportunity to make this meticulously crafted apartment your new home.

St. John's is a small village, with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. For those times when you are in need of something more comprehensive however, Woking town centre which has been the subject of massive investment in recent years, is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, cafes, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities. Woking has what is widely regarded to be one of the best commuting rail stations in the south east and runs an extremely fast and frequent service into Waterloo. Brookwood main line station also lies within easy reach providing rail services to London Waterloo in about 30 minutes.

Council Tax Band C

EPC Rating C

Service Charge £1464 PA

Approximate lease length (2024) 874 years.

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.



