



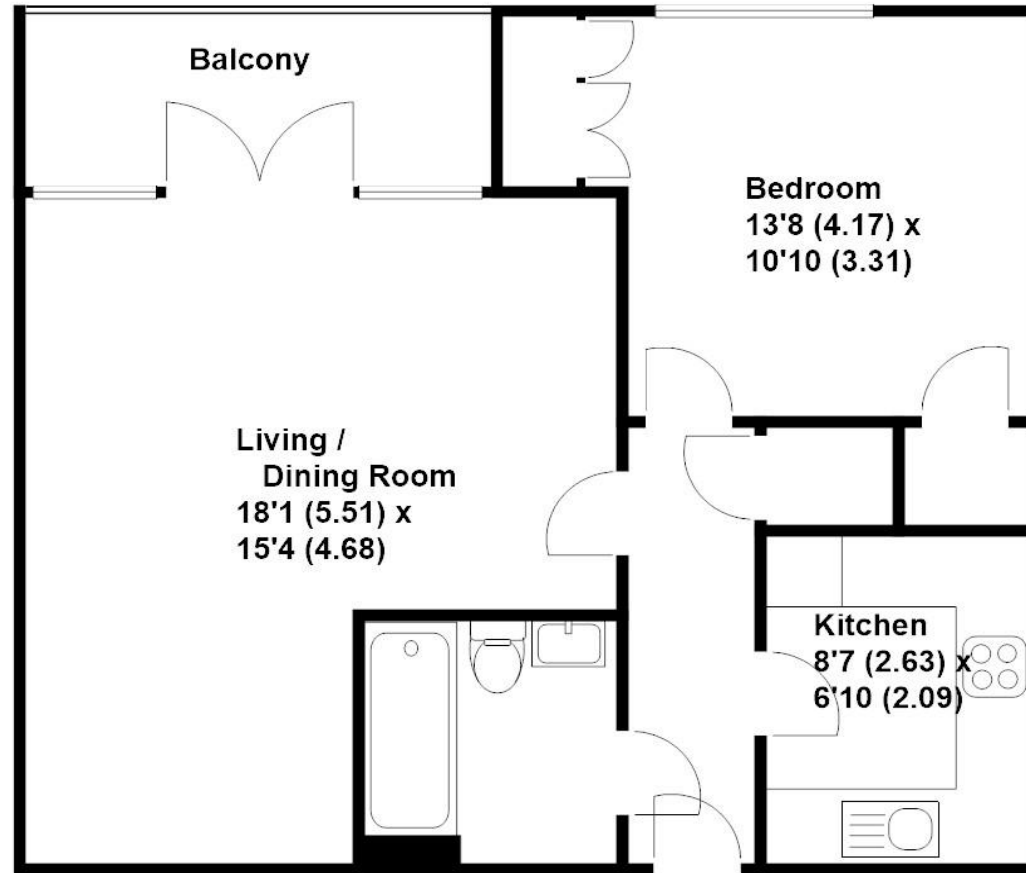
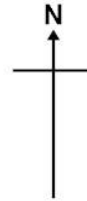
WOKING

£235,000

Positioned on the 10th floor of this prestigious landmark development, this stylish one-bedroom apartment offers far-reaching views over the surrounding cityscape. NO ONWARD CHAIN.

Station Approach, Woking

Approximate gross internal floor area 344 sq/ft - 50.5 m/sq



Tenth Floor

These plans are not drawn to scale and are for representational purposes only. The services, systems and appliances listed in these details have not been tested by Foundations, and no guarantee is given to their operational ability or efficiency. Created by www.visionwithin.co.uk

Centrium, Station Approach, Woking, Surrey, GU22

- **One Bedroom 10th Floor Apartment**
- **Open Plan Kitchen**
- **Private Balcony**
- **Concierge Service**
- **Private Gym**
- **Lift Facility**
- **Within Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

Positioned on the 10th floor of this prestigious landmark development, this stylish one-bedroom apartment offers far-reaching views over the surrounding cityscape.

Thoughtfully designed, the accommodation includes a sleek kitchen with modern fixtures, a bright and spacious living room perfect for relaxation or entertaining, a comfortable bedroom, and a contemporary bathroom. The private balcony extends your living space outdoors, providing an ideal spot to enjoy the impressive vistas. This property provides the added benefit of a concierge service, elevating the overall living experience for residents, and a private gym. Additionally, the Centrium's management company has initiated cladding rectification works to enhance the building's safety and value, with an estimated completion timeframe forthcoming. Convenience is paramount with this property, boasting a lift for easy access and offered to the market with no onward chain, ensuring a smooth, hassle-free transaction. Located mere steps from Woking Town Centre and its mainline station, the property offers unmatched access to local amenities, shops, and direct transport links to London. Whether you are a first-time buyer or looking for a smart investment opportunity, this home combines comfort, style, and a prime location in one enticing package.

Woking town centre has undergone significant enhancements, transforming it into a vibrant and contemporary cosmopolitan hub. It boasts a diverse selection of bars, cafes, and restaurants, catering to various tastes. The Peacocks centre with a range of shops, houses the esteemed New Victoria theatre and a multi-screen cinema. Woking takes pride in its exceptional commuter rail station, widely recognised as one of the finest in the South East. With its swift and frequent service to London Waterloo (23 mins), it offers a convenient option for commuters. With access just 5 miles away (J10, M25/A3), the motorway network enables effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles). For those who enjoy a delightful walk or cycle ride, the tranquil Basingstoke Canal whose walkways and towpaths gracefully wind their way through Woking, serve as a constant reminder of the nearby open spaces and serene countryside.

Council Tax Band D - EPC Rating TBC - Tenure: Leasehold - Years Remaining On Lease: TBC
Ground Rent: TBC - Service Charge: TBC

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.



