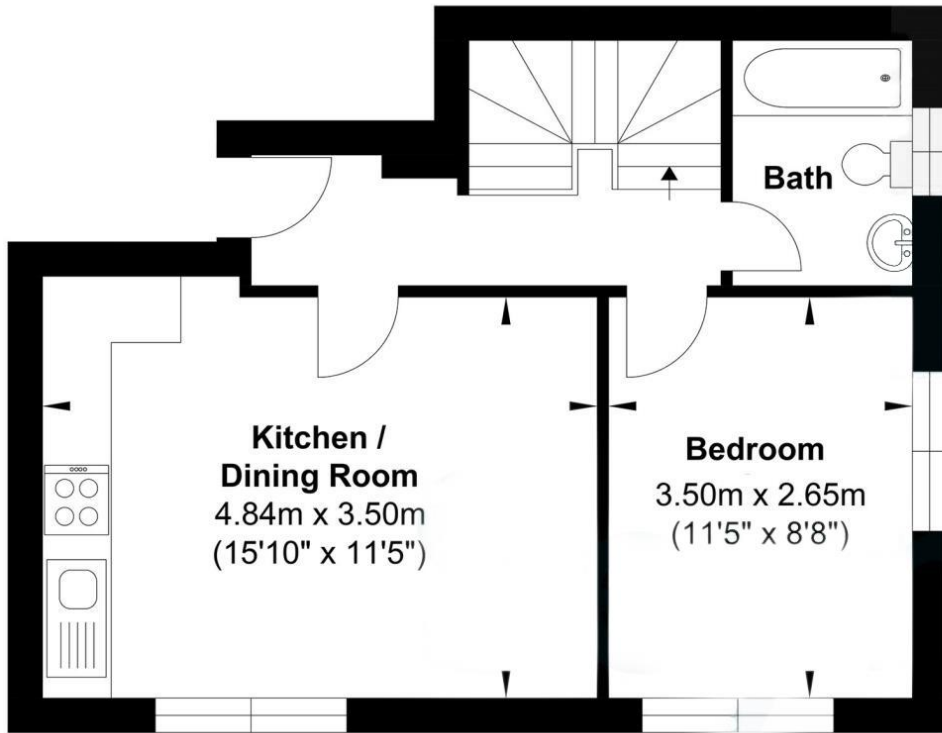




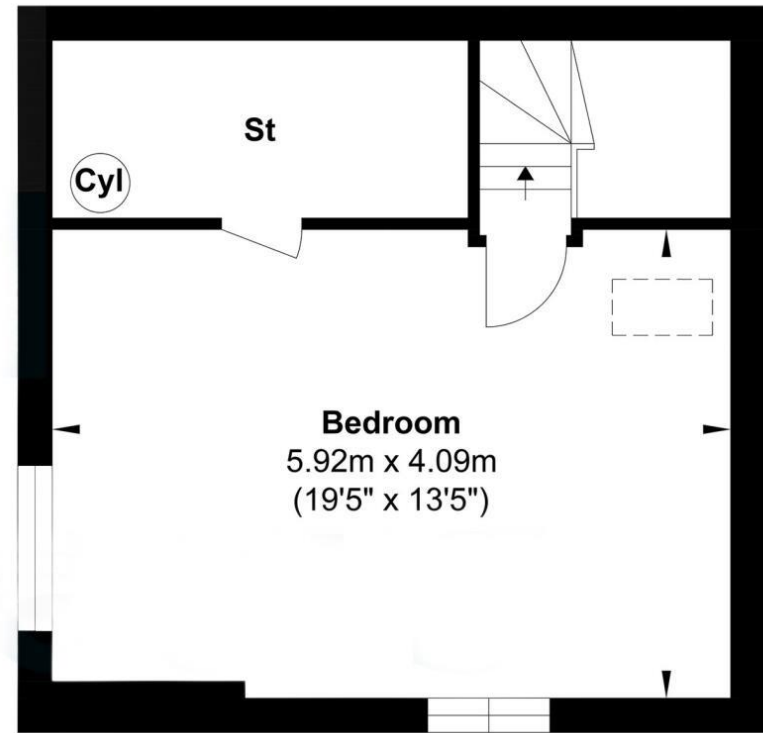
**WOKING**

**£250,000**

**This beautifully refurbished two-bedroom split-level apartment offers a modern and stylish living space, perfect for those seeking convenience and comfort. Situated within walking distance of Woking Town Centre.**



**First Floor**



**Second Floor**

**Gross Internal Floor Area : 69.6 m<sup>2</sup> ... 749 ft<sup>2</sup>**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Monument Road, Maybury, Woking, Surrey, GU21

- **Split Level Apartment**
- **Two Double Bedrooms**
- **Modern Fitted Kitchen**
- **Open Plan Living Room**
- **Beautifully Appointed Bathroom**
- **Security Entryphone System**
- **Walking Distance Of Mainline Station**
- **NO ONWARD CHAIN**

This beautifully refurbished two-bedroom split-level apartment offers a modern and stylish living space, perfect for those seeking convenience and comfort. Situated within walking distance of Woking Town Centre and its mainline station, the property provides easy access to a variety of local amenities and excellent transport links.

The accommodation is thoughtfully designed and presented throughout, featuring a spacious open-plan living room that seamlessly flows into a contemporary fitted kitchen. Both double bedrooms are generously sized, ensuring ample storage and comfort, while the beautifully appointed three-piece bathroom suite adds a touch of luxury to the home.

Additional benefits of this exceptional apartment include a secure entry phone system, gas central heating, and double-glazed windows, ensuring a warm and safe environment year-round. The property is also offered to the market with NO ONWARD CHAIN, making it an ideal opportunity for both first-time buyers and investors alike. With its prime location and high-quality finishes, this apartment is a must-see for anyone looking to enjoy modern living in the heart of Woking.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offers a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, travellers benefit from a highly efficient coach service to Heathrow Airport, and 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).

Council Tax Band B - EPC Rating C - Tenure: Leasehold 125yrs (2024)

Ground Rent £250PA – Service Charge £800 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.

