



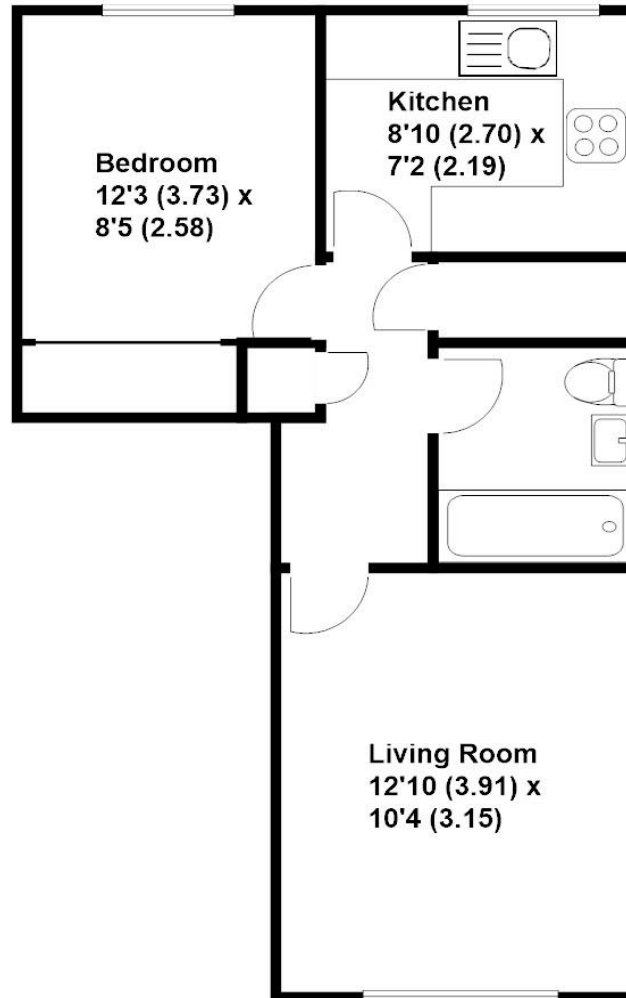
WOKING

£200,000

This beautifully presented first floor, one bedroom apartment is an excellent opportunity for first-time buyers, investors, or those seeking a convenient lifestyle. Offered to the market with NO ONWARD CHAIN.

Azalea Court, Woking

Approximate gross internal floor area 395 sq/ft - 36.7 m/sq



First 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
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Azalea Court, Wych Hill Park, Woking, Surrey, GU22

- **First Floor Apartment**
- **One Bedroom**
- **Well Appointed Kitchen**
- **Double Glazed Windows**
- **Security Entry Phone System**
- **Well appointed Bathroom**
- **Allocated Parking**
- **Walking Distance To Woking Mainline Station**

This beautifully presented first floor, one bedroom apartment is an excellent opportunity for first-time buyers, investors, or those seeking a convenient lifestyle. Offered to the market with NO ONWARD CHAIN, the property features a modern and well-appointed kitchen and bathroom, perfect for those looking to move in without any hassle. The apartment is designed with comfort in mind, benefiting from double-glazed windows for energy efficiency and an added layer of peace and quiet. Security is enhanced with an entryphone system, providing peace of mind for residents.

Situated in a highly sought-after development, the apartment is ideally located within walking distance of Woking Town Centre and the mainline train station, offering fast and frequent services to London. The property also comes with the convenience of allocated parking, making it ideal for commuters or those who enjoy the town's amenities. Whether you are looking for a stylish and low-maintenance home or a sound investment, this apartment ticks all the boxes.

Location - 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 offer 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, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating C - Tenure: Leasehold (999 from 1980) - Ground Rent & Service Charge: £1,050 - £1,100

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.



