

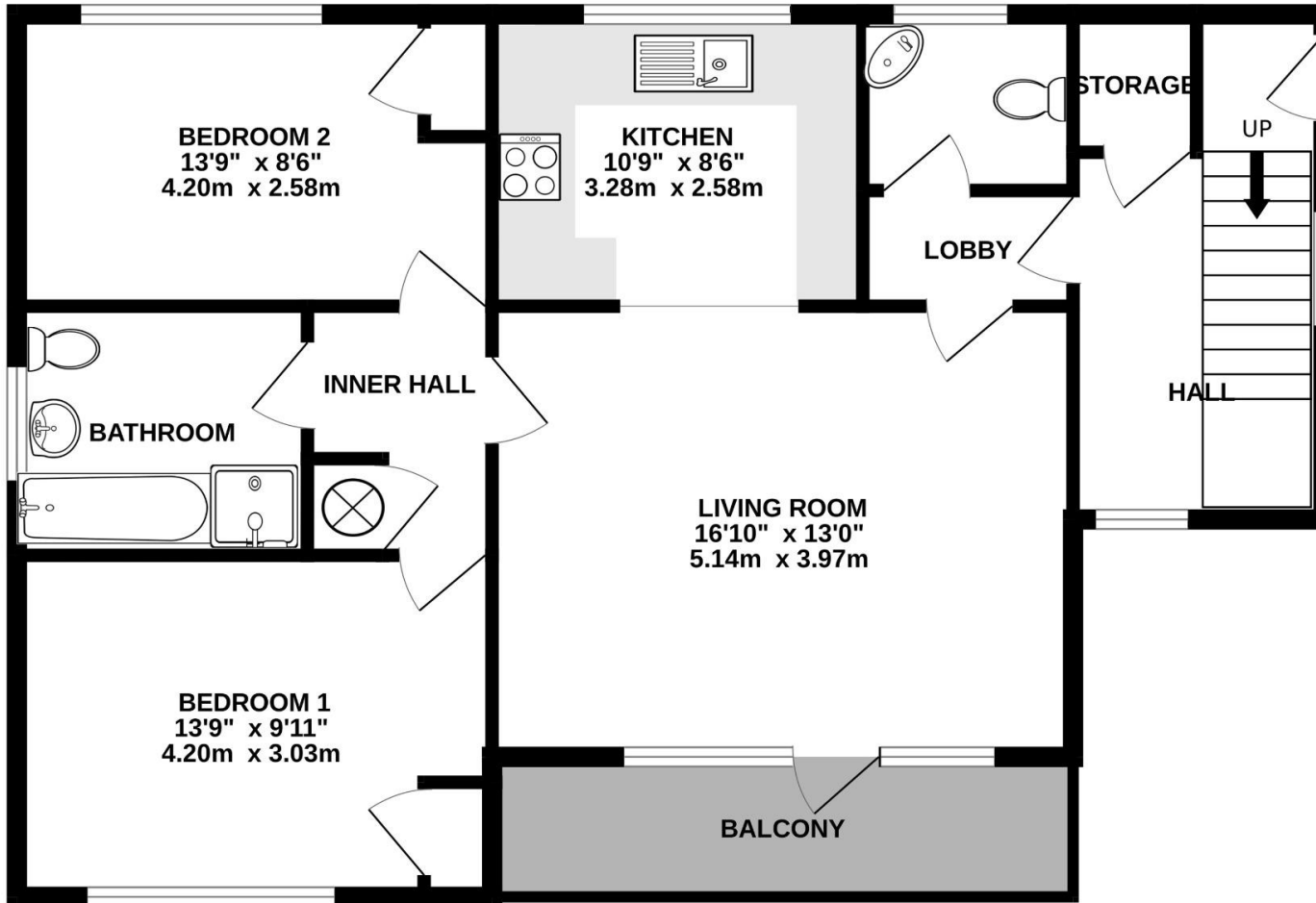


WOKING

£365,000

**We are delighted to present this
rarely available waterside
maisonette, offering stunning
views over the picturesque
Basingstoke Canal.
NO ONWARD CHAIN**

FIRST FLOOR FLAT
848 sq.ft. (78.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 availability or efficiency can be given.

Bridge Mews, Bridge Barn Lane, Woking, Surrey, GU21

- **First Floor Maisonette**
- **Two Double Bedrooms**
- **Spacious Living Room With Private Balcony**
- **Well Appointed Kitchen & Bathroom**
- **Waterside Views**
- **Two Allocated Parking Spaces**
- **NO ONWARD CHAIN**

We are delighted to present this rarely available waterside maisonette, offering stunning views over the picturesque Basingstoke Canal.

This charming home boasts its own private entrance, with stairs leading up to the first-floor landing, which includes a generous storage cupboard and a convenient cloakroom. The spacious, double-aspect living room is filled with natural light and features a private balcony, perfect for relaxing and enjoying the tranquil waterside scenery. The well-appointed kitchen provides space for meal preparation and is designed with modern functionality in mind. The property comprises two well-proportioned double bedrooms, offering comfortable living and storage options. A four-piece bathroom suite completes the accommodation. Additional benefits include double-glazed windows, efficient electric heating, and two allocated parking spaces for added convenience. Offered to the market with NO ONWARD CHAIN, this delightful maisonette is an ideal choice for those seeking a peaceful, low-maintenance lifestyle with a stunning canal-side backdrop.

Nestled within the convenient proximity of both Horsell Village and Woking Town Centre, this location boasts an enviable mainline station that provides swift and frequent connections to London Waterloo in approximately 24 minutes, making it an idyllic choice for commuters. Horsell Village is renowned for its exceptional schools, breathtaking countryside strolls, and an array of exquisite gastro pubs, rendering it a beloved destination for families. Furthermore, the nearby major road networks, including the A3, M3, M4, and M25, facilitate effortless travel to central London, the south west of England, and all key London Airports, including Heathrow. With top-tier state and independent schools, Woking, and particularly Horsell, stands out for its exceptional education offerings. Woking itself boasts a vibrant town centre, replete with a diverse selection of bars, cafes, restaurants, and shopping opportunities, including the Peacocks centre, home to the New Victoria Theatre and a multi-screen cinema.

Council Tax Band C - EPC Rating D

Tenure: Leasehold plus 50% share of the Freehold - **Lease:** 966 Years remaining (2024)

Ground Rent: £100 Per annum

Service Charge: £360 Per annum

Parking: 2 Allocated spaces



