



## **SOUTH WOKING**

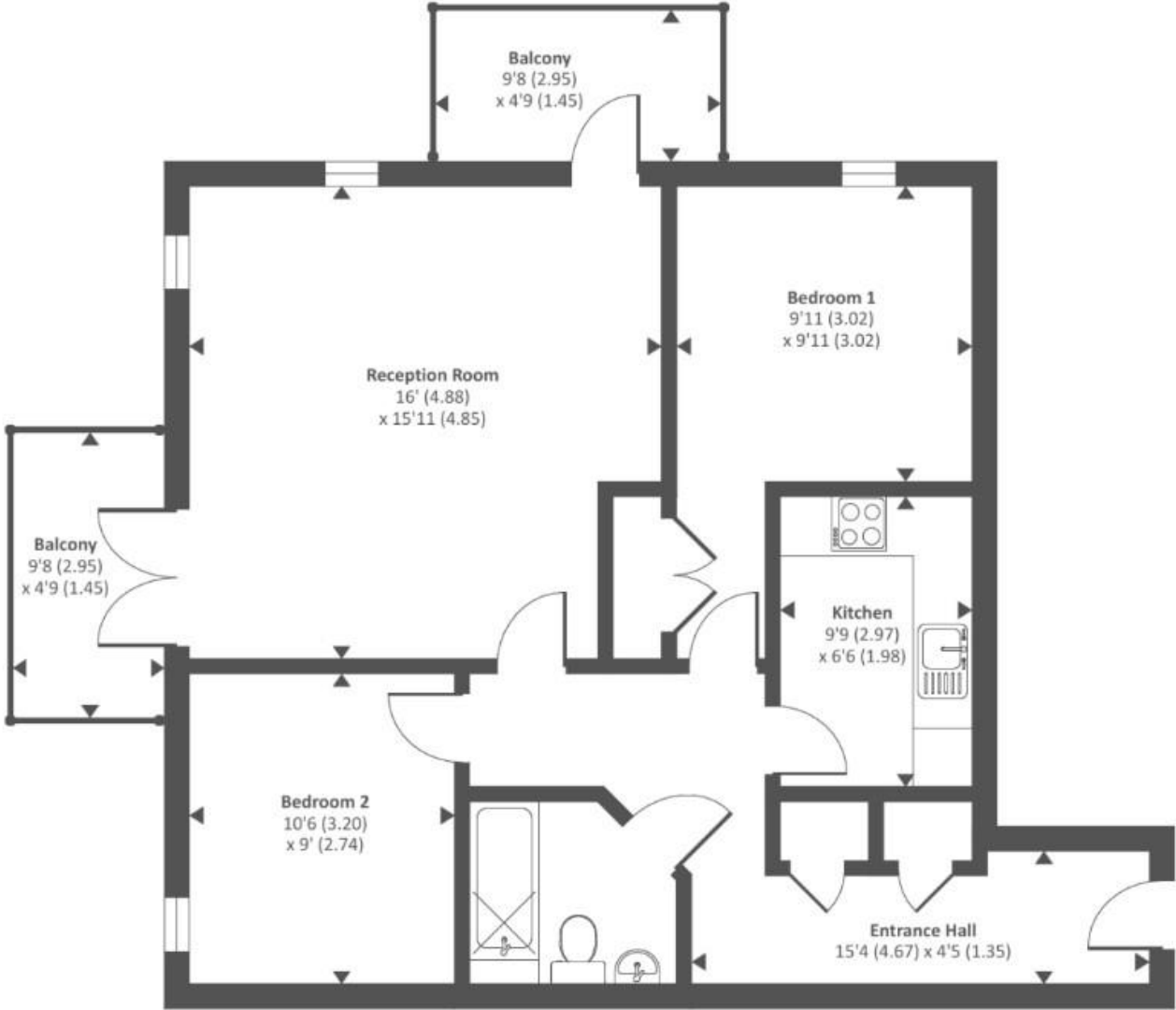
**£325,000**

**This well-presented two-bedroom apartment, situated in the heart of Woking, offers a convenient and modern living experience.**



Approximate Area = 743 sq ft / 69 sq m

For identification only - Not to scale



Second floor

## Abingdon Court, 9 Heathside Road, Woking, Surrey, GU22

- **Two Bedroom Apartment**
- **Kitchen**
- **Spacious Reception Room**
- **Modern Bathroom**
- **Two Balconies**
- **Underground Parking**
- **NO ONWARD CHAIN**

This well-presented two-bedroom apartment, situated in the heart of Woking, offers a convenient and modern living experience.

The property features an entrance hall with storage cupboards, a spacious living room with two balconies, a fully fitted kitchen with modern appliances, and two generously sized bedrooms. The bathroom has a modern finish, providing a comfortable and stylish space. With the added benefit of underground parking, residents can enjoy secure and hassle-free parking. This apartment is ideal for first-time buyers, investors, or those looking for a low-maintenance home.

This leasehold property comes with a 125-year term from January 1, 2003, and is offered with NO ONWARD CHAIN, making it a smooth and appealing option for prospective buyers. Viewings are highly recommended to fully appreciate the space and lifestyle this property has to offer.

### Location

Woking town centre is a modern and contemporary town that has been the subject of very significant investment in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport. In the wider area there are areas of open space and woodland which make for excellent walking and cycling opportunities and a great many highly regarded schools

Lease: 125 Years from Jan 2003

Ground Rent: £125 PA

Service Charge: £2484.38 PA (Reviewed annually)

Council Tax Band C

EPC Rating D

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.



