



WOKING

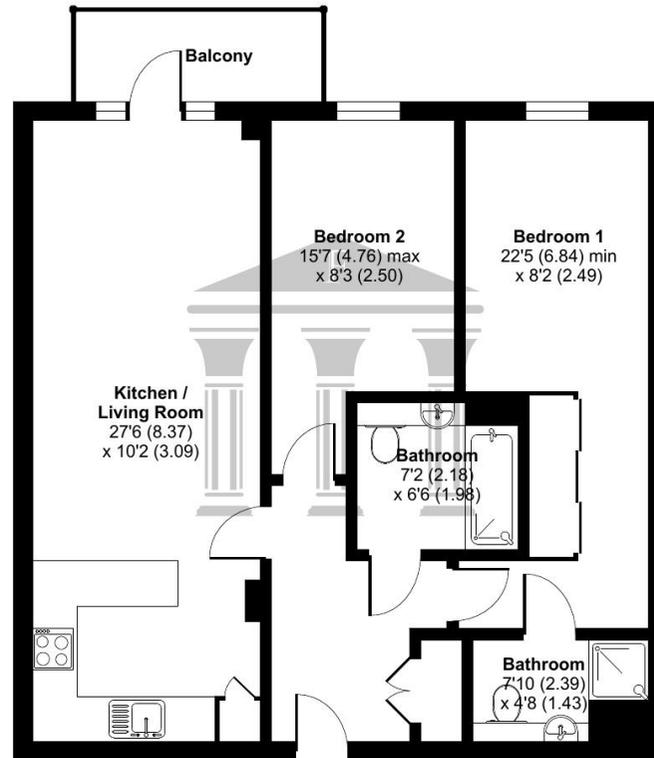
£310,000

This impeccably presented executive apartment features two generously sized double bedrooms and two modern bathrooms, offering both comfort and sophistication.

Enterprise Place, Church Street East, Woking, GU21

Approximate Area = 756 sq ft / 70.2 sq m

For identification only - Not to scale



THIRD FLOOR

Enterprise Place, 175 Church Street East, Woking, Surrey, GU21

- **Third Floor Executive Apartment**
- **Spacious Reception Room**
- **Private Balcony**
- **Beautifully Appointed Kitchen**
- **Two Double Bedrooms**
- **Security Entryphone System**
- **Lift Facility**
- **Concierge Service**
- **0.1 Mile From Woking Mainline Station**

This impeccably presented executive apartment features two generously sized double bedrooms and two modern bathrooms, offering both comfort and sophistication. The principal bedroom boasts a stylish en-suite, while the beautifully appointed kitchen and main bathroom showcase high-quality finishes. A spacious reception room provides an inviting atmosphere, perfect for relaxation or entertaining.

A private balcony enhances the living space, offering an ideal spot to unwind. The apartment benefits from a secure entryphone system, ensuring peace of mind, and a convenient lift facility for effortless access. This property further offers the convenience of a dedicated concierge service, available, ensuring assistance with deliveries, security, and everyday needs. Additionally, residents benefit from bike storage, providing a convenient solution for cyclists. Designed for contemporary living, this home seamlessly combines elegance with practicality.

Perfectly positioned in the heart of the town centre, the apartment is just 0.1 miles from the mainline station, providing excellent transport links. Its prime location offers easy access to a variety of local amenities, shops, and dining options, making it an exceptional choice for professionals and commuters alike.

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 D - EPC Rating B

Tenure: Leasehold – 135 Years Remaining (Feb 2025)

Service Charge £2,550 PA

Ground Rent £250 PA



