



WOKING

£200,000

This generously proportioned one-bedroom ground floor apartment offers direct access to beautifully maintained communal gardens, providing a perfect blend of indoor comfort and outdoor space.

NO ONWARD CHAIN

Approximate Gross Internal Area = 48.5 sq m / 522 sq ft

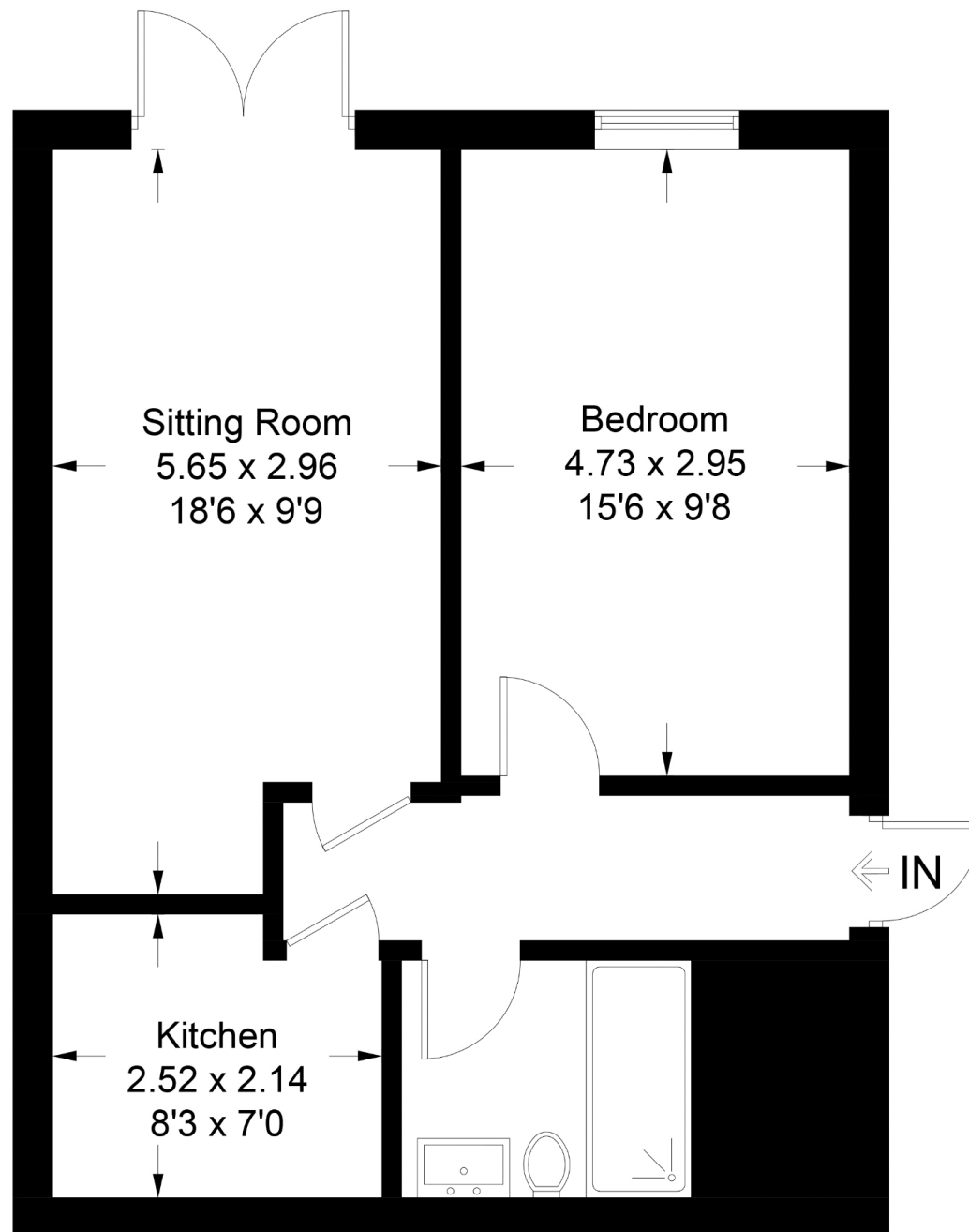


Illustration for identification purposes only, measurements are approximate,
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Palace Court, Maybury Road, Woking, Surrey, GU21

- Ground Floor Apartment
- One Double Bedroom With Fitted Wardrobes
- Spacious Reception Room
- Security Entryphone System
- Allocated Parking
- Walking Distance Of Mainline Station
- NO ONWARD CHAIN

This generously proportioned one-bedroom ground floor apartment offers direct access to beautifully maintained communal gardens, providing a perfect blend of indoor comfort and outdoor space. Recently redecorated throughout, the property is presented to the market with **no onward chain**, making it an ideal choice for first-time buyers, investors, or those seeking a convenient downsize.

The accommodation features a bright and spacious reception room, enhanced by double-glazed French doors that open directly onto the communal grounds. A well-appointed separate kitchen offers storage and workspace, while the double bedroom benefits from built-in wardrobes, ensuring practicality and comfort. Additional features include a secure entry phone system and allocated off-street parking.

Situated within walking distance of Woking Town Centre, the apartment enjoys easy access to a wide range of amenities, including shops, restaurants, and the highly regarded Woking mainline station—offering fast and frequent services into Central London. This attractive property combines convenience, comfort, and peaceful surroundings in a sought-after 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 D
Tenure: Leasehold (approx. 950 years remaining) – Service Charge £1,345 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.

