

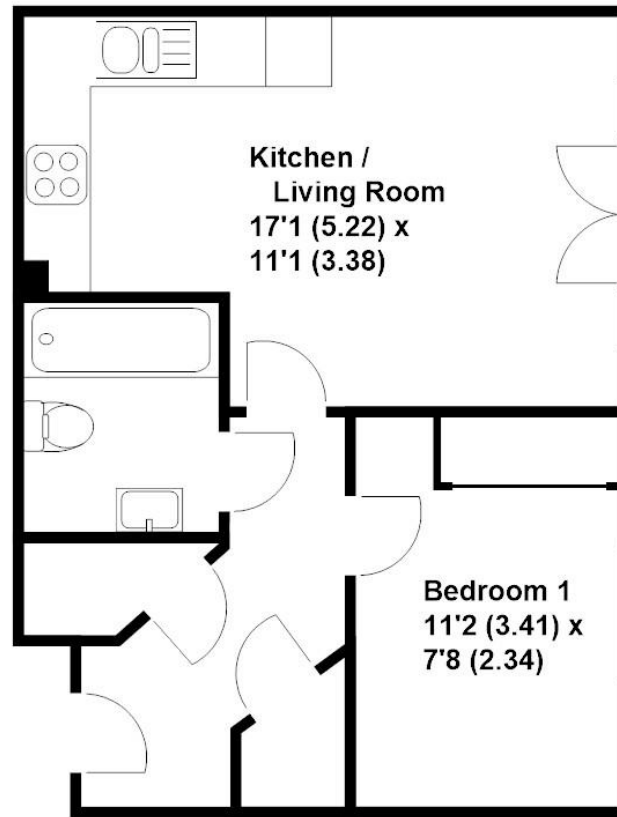
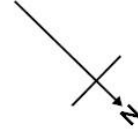
**WOKING**

**£207,500**

**Situated in a highly convenient town centre location, just a short walk from Woking's acclaimed mainline station, this well-presented ground floor apartment offers an ideal opportunity for first-time buyers or investors alike. NO ONWARD**

# Maybury Road, Woking

Approximate gross internal floor area 378 sq/ft - 35 m/sq



**Ground 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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## Maybury Mews, 121 Maybury Road, Woking, Surrey, GU21

- **Ground Floor Apartment**
- **One Double Bedroom**
- **Open Plan Modern Kitchen/Living Area**
- **Modern Bathroom Suite**
- **Terrace/Communal Gardens**
- **Walking Distance To Mainline Station**
- **NO ONWARD CHAIN**

Situated in a highly convenient town centre location, just a short walk from Woking's acclaimed mainline station, this well-presented ground floor apartment offers an ideal opportunity for first-time buyers or investors alike. The property enjoys direct access to a terrace that opens onto well-maintained communal gardens, creating a pleasant and tranquil setting rarely found in such a central location.

The accommodation comprises a bright and spacious open-plan living area with a modern fitted kitchen and double-glazed French doors that enhance the indoor-outdoor flow. The generously sized double bedroom features built-in wardrobes, offering ample storage. A contemporary bathroom completes the interior, fitted with a panel-enclosed bath and shower over, pedestal basin, and low-level WC.

Additional benefits include an allocated parking space, secure entry phone system and from being offered to the market with NO ONWARD CHAIN, making for a smooth and timely purchase.

This property combines modern convenience with a prime location, offering easy access to shops, restaurants, and excellent transport links. Whether you are stepping onto the property ladder or looking to expand your portfolio, this apartment is not to be missed.

**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 - Service Charge: £TBC

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.





