



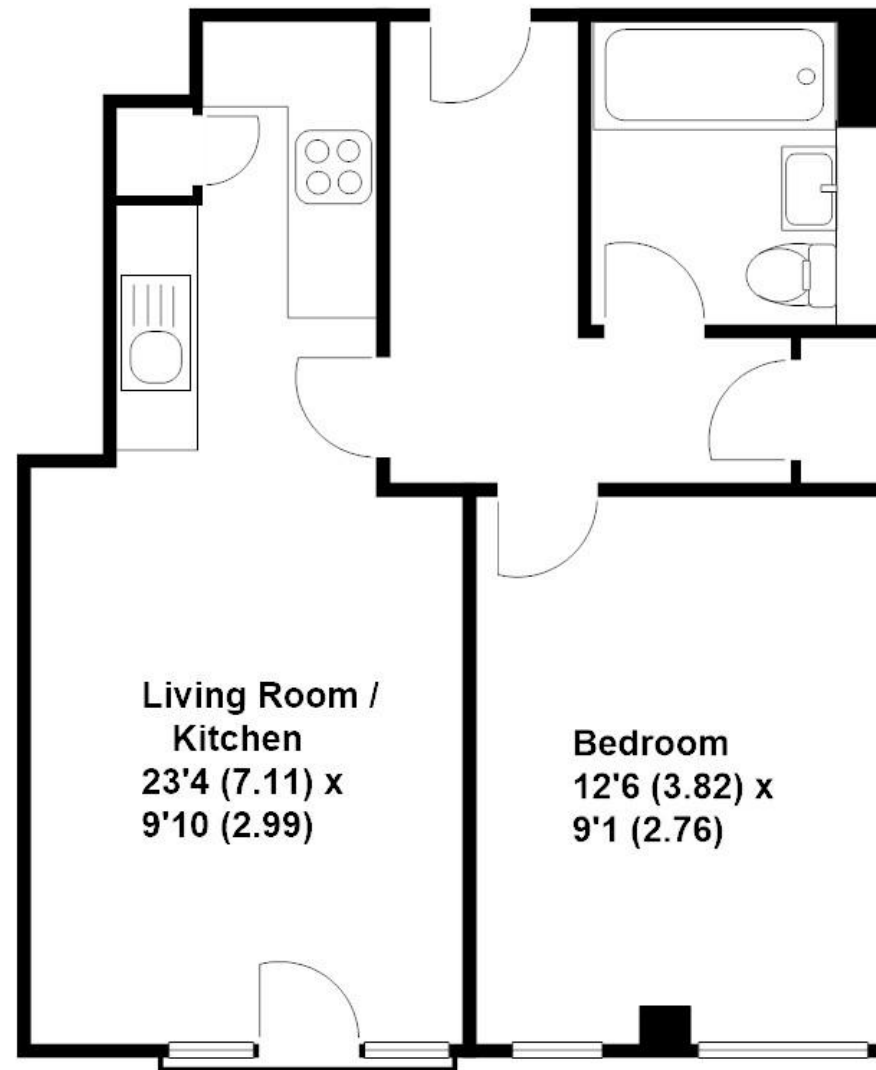
**WOKING**

**£225,000**

**Situated in a prime location just a short walk from Woking Town Centre and its highly regarded mainline train station, this exceptional executive apartment offers both convenience and contemporary living.**

# Albert Drive, Woking

Approximate gross internal floor area 425 sq/ft - 39.5 m/sq



These plans are not drawn to scale and are for representational purposes only.  
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## Wells Court, Albert Drive, Sheerwater, Woking, Surrey, GU21

- **First Floor Executive Apartment**
- **Modern Kitchen**
- **Living Room With Juliet Balcony**
- **One Double Bedroom**
- **Modern Bathroom**
- **Communal Gardens**
- **Allocated Parking**
- **Security Entryphone System**
- **Walking Distance Of Woking Town Centre & Mainline Station**

Situated in a prime location just a short walk from Woking Town Centre and its highly regarded mainline train station, this exceptional executive apartment offers both convenience and contemporary living. Ideal for professionals and commuters alike, the property enjoys excellent transport links while being close to a wide range of shops, restaurants, and local amenities.

Finished to an immaculate standard and featuring electric heating throughout, this apartment offers a spacious open-plan design that seamlessly integrates the kitchen, dining, and living areas. The modern kitchen is well-appointed, and the living space benefits from a Juliet balcony that enhances the room with natural light and an open-air feel. The thoughtfully designed interior continues with a spacious double bedroom and a luxurious and stylish bathroom.

Residents will also appreciate the communal garden areas—ideal for relaxation or socialising in a well-maintained outdoor setting. Additional features include an allocated parking space for one vehicle, as well as a secure entryphone system offering controlled access to both the building and the private parking area.

The Basingstoke Canal and a nearby supermarket are both just a short walk away, adding to the everyday convenience of this setting. Stylish and secure, this apartment offers an excellent opportunity for those seeking contemporary living in a highly connected 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 250 Years from Nov 2022

Service Charge: £1,100 PA - Ground Rent: Peppercorn rent





