



**WOKING**

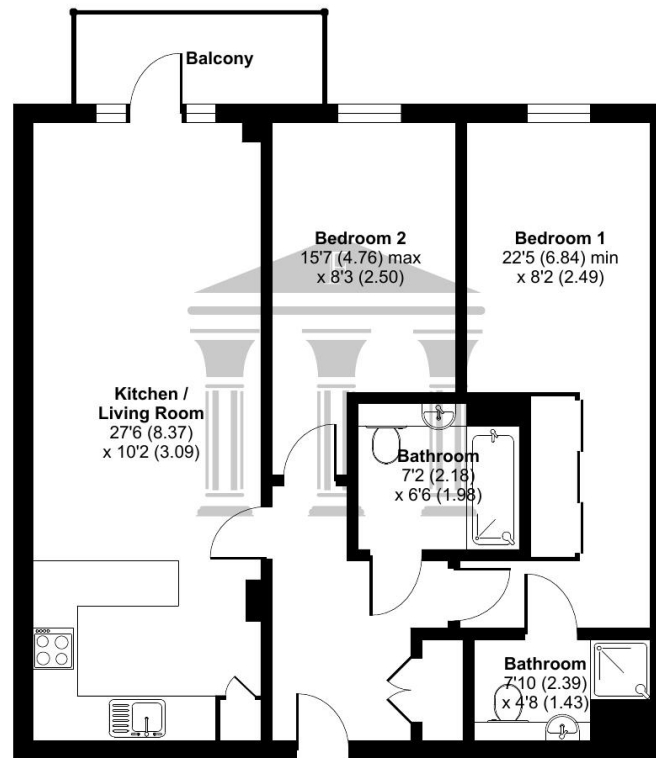
**£310,000**

**Positioned on the fifth floor, this beautifully maintained executive apartment offers stylish and contemporary living in the heart of Woking.**

# 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

- **5th Floor Executive Apartment**
- **Two Double Bedrooms**
- **Spacious Reception Room With Private Balcony**
- **Modern Kitchen**
- **Two Bathrooms**
- **Lift Facility**
- **Security Entryphone System**
- **Concierge Facility**
- **0.1 Miles of Woking Mainline Station**
- **NO ONWARD CHAIN**

Positioned on the fifth floor, this beautifully maintained executive apartment offers stylish and contemporary living in the heart of Woking.

The well-appointed accommodation features a modern kitchen, a generously sized reception room, two spacious double bedrooms, and two bathrooms. A private balcony extends the living space, providing a peaceful outdoor retreat with views over the town centre.

Residents benefit from a secure entryphone system and lift access, ensuring both safety and convenience. A dedicated concierge service is available to assist with deliveries, security, and day-to-day requirements, adding an extra layer of comfort. For cycling enthusiasts, the building also includes secure bike storage, enhancing the property's appeal to those who value practical and modern amenities.

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 within 0.1 miles, 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 (150yrs from May 2007) - Service Charge £2,590 - Ground Rent £250

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.





