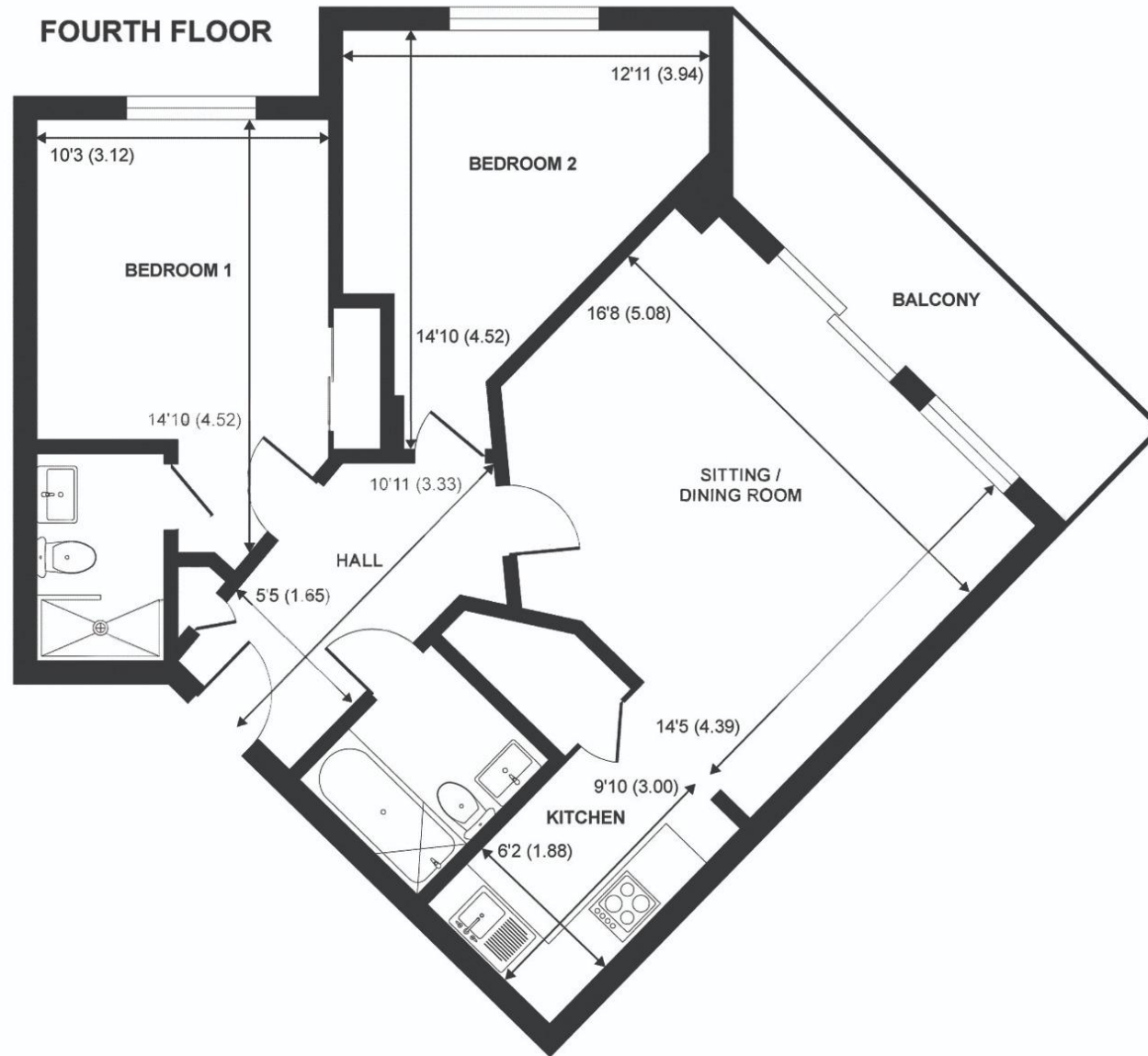




WOKING

OIEO £300,000

An immaculately presented fourth-floor apartment featuring two bedrooms, set in a prime central location within easy walking distance of the station and a wealth of amenities.



Gross Internal Floor Area : 71.8 m2 ... 773 ft2

This floor plan is for illustrative purposes and layout guidance only. It is not drawn to scale. Dimensions should not be used for carpet or flooring sizes and are not intended to form part of any contract.

William Booth Place, Stanley Road, Woking, Surrey, GU21 5EW

- Offered to the market with **NO ONWARD CHAIN**
- Beautifully presented **Fourth-floor apartment**
- Spacious open-plan living and dining area
- Double doors opening onto private balcony
- Main bedroom with stylish en-suite shower room
- Second double bedroom and modern family bathroom
- Allocated parking for convenience
- Prime town centre location, moments from the station

An immaculately presented fourth-floor apartment featuring two bedrooms, set in a prime central location within easy walking distance of the station and a wealth of amenities.

Designed with modern living in mind, the apartment offers a generous open-plan living and dining area, seamlessly connecting to a private balcony through double doors, creating an ideal space for relaxing or entertaining.

The main bedroom benefits from a well-appointed en suite shower room, while the second double bedroom is served by a stylish family bathroom. The property further includes the convenience of allocated parking and is offered to the market with no onward chain. This is an excellent opportunity for those seeking a spacious and well-located apartment in a prime central setting.

Woking Town Centre is 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

Lease: 106 Years remaining (09.2025)

Ground Rent: £390 PA

Service Charge: £3,000 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.



