



**WOKING**  
**£275,000**

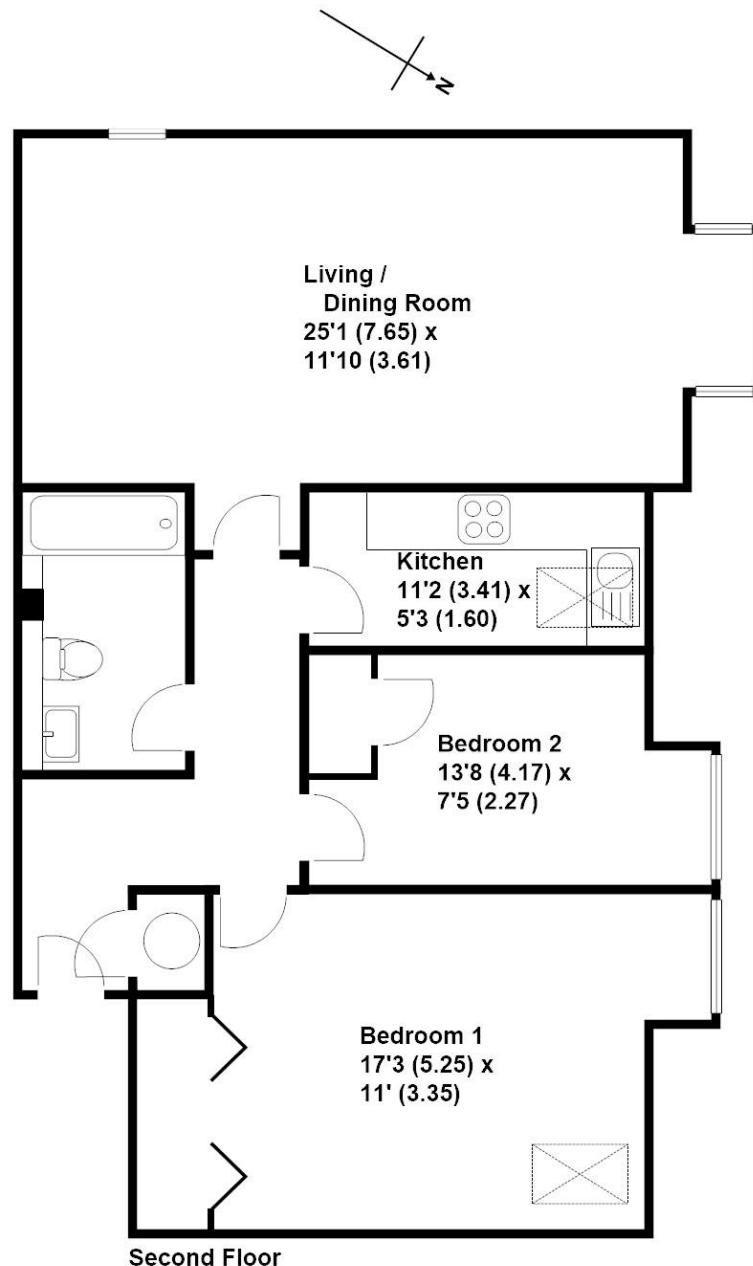
**A superb two double-bedroom penthouse apartment, ideally located just 0.3 miles from Woking Town Centre and its highly regarded mainline station.**

**OFFERED WITH  
NO ONWARD CHAIN.**



# Maybury Road, Woking

Approximate gross internal floor area 818 sq/ft - 76 m/sq



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  
by Foundations, and no guarantee is given to their operational ability or efficiency.

## Palace Court, Maybury Road, Maybury, Woking, Surrey, GU21

- **Two Double Bedroom Penthouse**
- **0.3 Miles From Woking Town Centre & Mainline Station**
- **25ft Reception Room**
- **Modern Kitchen**
- **Stylish Bathroom**
- **Share Of Freehold**
- **Two Parking Spaces**
- **NO ONWARD CHAIN**

A superb two double-bedroom penthouse apartment, ideally located just 0.3 miles from Woking Town Centre and its highly regarded mainline station. This exceptional position offers the perfect combination of convenience and connectivity, with excellent access to local shops, restaurants, and transport links. The property comes with a share of the freehold, and the lease was extended by 199 years in September 2016, leaving approximately 189 years remaining.

The apartment features an impressive 25ft reception room, providing a bright and airy space ideal for both relaxing and entertaining. Large windows allow natural light to flood the room, creating a welcoming and open atmosphere throughout.

A completely separate, modern kitchen has been thoughtfully designed with ample storage and workspace, catering to both everyday living and entertaining. The stylish bathroom complements the accommodation, offering a functional yet contemporary finish.

Further benefits include a secure entryphone system and two allocated parking spaces, ensuring both security and convenience. Offered to the market with NO ONWARD CHAIN, this penthouse represents a rare opportunity to acquire a well-presented home in a highly sought-after location.

Situated close to Woking town centre, ideally located for a quick commute to central London with trains running direct to London Waterloo in under 30 minutes from Woking Station which is less than a 20 minute walk away. Conveniently located there is an abundance of shops, restaurants, bars and golf courses all close by. Woking is a modern and contemporary town that has been the subject of very significant improvement in recent years and in fact continues to be so. The result of this is a busy and thriving centre with a wide and eclectic array of bars, cafes and restaurants as well as a good deal of shopping opportunities not least of which is the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema.

*Council Tax Band C - EPC Rating C - Tenure: Share of Freehold – Lease approx. 189 years - Service Charge £1,390 PA*

*Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.*



