



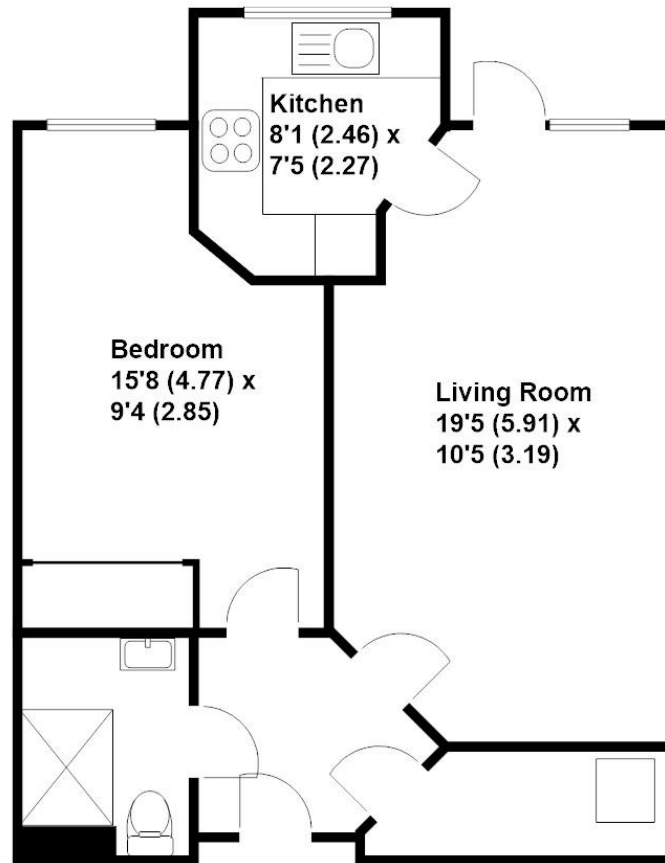
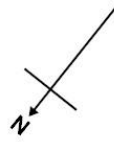
WOKING

£90,000

This well-presented ground floor retirement apartment offers comfortable and convenient living in a highly desirable location, just a short distance from Woking town centre and its mainline station.

Grove Road, Woking

Approximate gross internal floor area 485 sq/ft - 45 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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6 Beaufort Lodge, Grove Road, Woking, Surrey, GU21 5FG

- **Ground floor retirement apartment**
- **One well-proportioned double bedroom**
- **Spacious reception room with French doors**
- **Communal terrace/garden**
- **Modern security entryphone & 24-hour careline system**
- **On-site lodge manager available**
- **Moments from Woking town centre & mainline station**

This well-presented ground floor retirement apartment offers comfortable and convenient living in a highly desirable location, just a short distance from Woking town centre and its mainline station. Thoughtfully designed for ease of living, the property is ideal for those seeking a secure and low-maintenance home within a welcoming community.

The accommodation comprises a generously sized double bedroom, a spacious reception room providing ample space for both living and dining, and double glazed French doors that open directly onto a communal terrace and garden, creating a pleasant outlook and easy outdoor access. Residents benefit from a range of on-site facilities and services, including a secure entryphone system, a lodge manager available five days a week, and a 24-hour careline system for added peace of mind.

Offered to the market with no onward chain, this property presents an excellent opportunity for a straightforward move into a well-maintained and conveniently positioned retirement development.

Woking town centre is a cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the South East as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

Council Tax Band C
EPC Rating C
Length of Lease - 111 years remaining
Service charge £3203.07 PA
Ground rent £971.97 PA



