



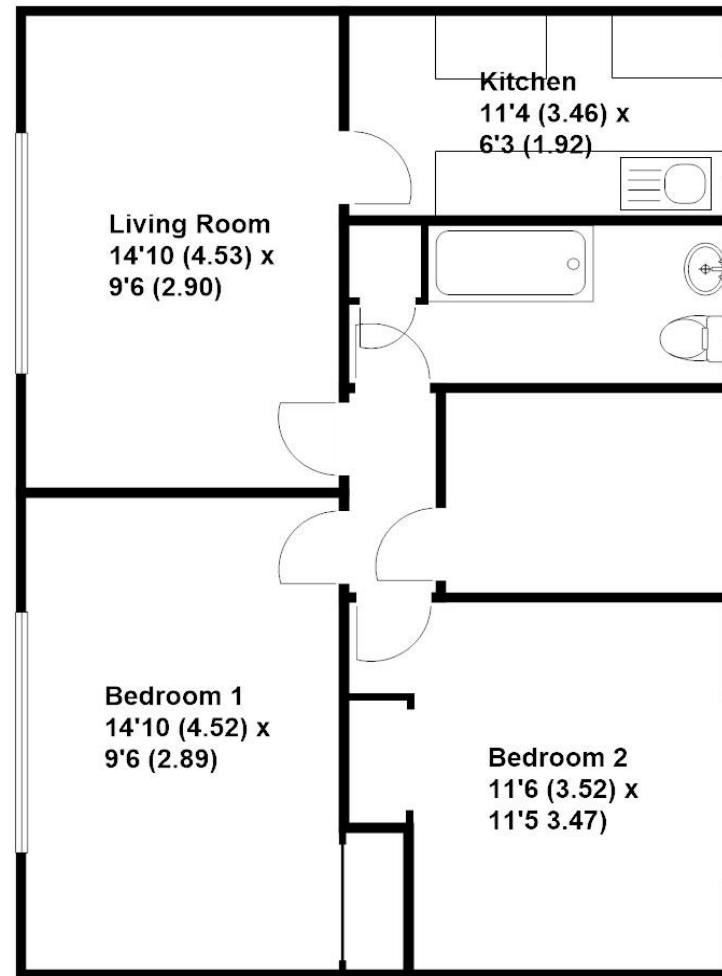
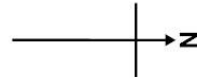
WOKING

£245,000

This well-presented ground-floor apartment offers spacious and conveniently arranged accommodation within easy reach of central Woking.

Constitution Hill, Woking

Approximate gross internal floor area 578 sq/ft - 53.7 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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Effingham Court, Constitution Hill, Woking, Surrey, GU22

- Well presented ground floor apartment
- Two comfortable double bedrooms
- Spacious reception room
- Newly carpeted with double glazing and security entryphone
- Garage situated within a nearby block
- Walking distance of Woking town centre & mainline station
- **NO ONWARD CHAIN**

This well-presented ground-floor apartment offers spacious and conveniently arranged accommodation within easy reach of central Woking. Newly carpeted throughout, the property provides a comfortable, move-in-ready home ideally suited to first-time buyers, professionals, downsizers or investors.

The accommodation includes a generously proportioned reception room, providing ample space for relaxing, dining and entertaining, together with two comfortable double bedrooms. Further benefits include double-glazed windows and a security entryphone system, enhancing both comfort and peace of mind.

Outside, the property benefits from a garage situated within a nearby block. Woking town centre and its extensive selection of shops, restaurants and leisure facilities are within walking distance, as is the town's highly regarded mainline station, providing fast and frequent services to London Waterloo. Further enhancing its appeal, the apartment is offered to the market with **NO ONWARD CHAIN**.

Immerse yourself in the captivating town of Woking and uncover this perfect home that seamlessly combines tranquillity and urban convenience. Nestled in a picturesque setting, this property offers an enchanting retreat amidst idyllic surroundings. Situated in close proximity to the vibrant town centre, residents will relish the abundance of amenities at their doorstep, including a diverse range of shopping facilities, exquisite dining options, and cultural experiences at the renowned New Victoria Theatre. Nature lovers will delight in the nearby Woking Park, an oasis of greenery boasting lush expanses, a scenic lake, and a host of leisure activities, including Woking Leisure Centre's gymnasium, and Pool in the Park with its wide range of swimming facilities. Commuting is a breeze thanks to its exceptional commuter rail station, widely recognised as one of the finest in the south-east, providing fast and frequent rail connections to London in just approximately 23 minutes.

Council Tax Band C - EPC Rating D - Tenure: Share of Freehold (3.44%) - 79 Years remaining on lease
Service Charge - £1585.03 PA - Ground Rent - £435.00 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.

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.



