



Heathside Road, Woking, Surrey, GU22 7EY

Guide Price £285,000

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A larger than average one bedroom conversion apartment presented in superb condition throughout within a short walk of Woking town centre and mainline station.

Entering into a bright hallway, wood laminate flooring flows throughout the property. The living room is generous with large double glazed window, feature fireplace and entry to the kitchen. The stylish kitchen has been recently refitted to include a range of base level units, Wooden worksurfaces, space for appliances, tiled splash backs and pantry cupboard.

The bedroom boasts excellent proportions with fitted wardrobes with sliding doors, space for a king size bed and even space for a dressing table and furth associated bedroom furniture. The bedroom shares fantastic views with the living room across well maintained communal gardens.

The bathroom was refitted in 2020 and has luxurious feel with tiled flooring, bath with shower over, low level WC and pedestal hand basin. Useful storage has been built into the eaves and the space is completed with an airing cupboard and smart white tiling for a clean, bright finish.

Externally, allocated parking can be found to the front of the property and to the rear, beautiful communal lawned gardens, including a sunken garden area, are a real attraction and feature an original Victorian dovecote.

Council Tax band C - £1,998.90pa

Leasehold - 145 years

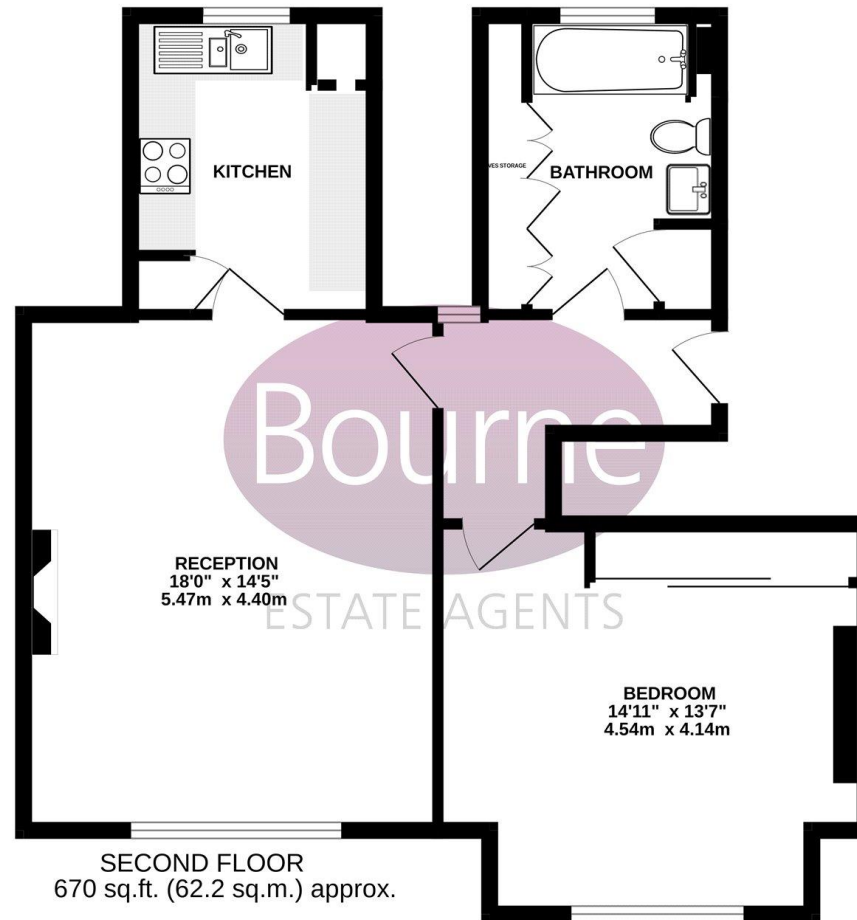
Service Charge - £1,800PA

Ground Rent - £0PA

- Second floor apartment
- Larger than average
- Bright living room with feature fireplace
- Generous double bedroom
- Refitted kitchen
- Luxury bathroom
- Allocated parking
- Manicured communal gardens
- Town centre location



Floorplan

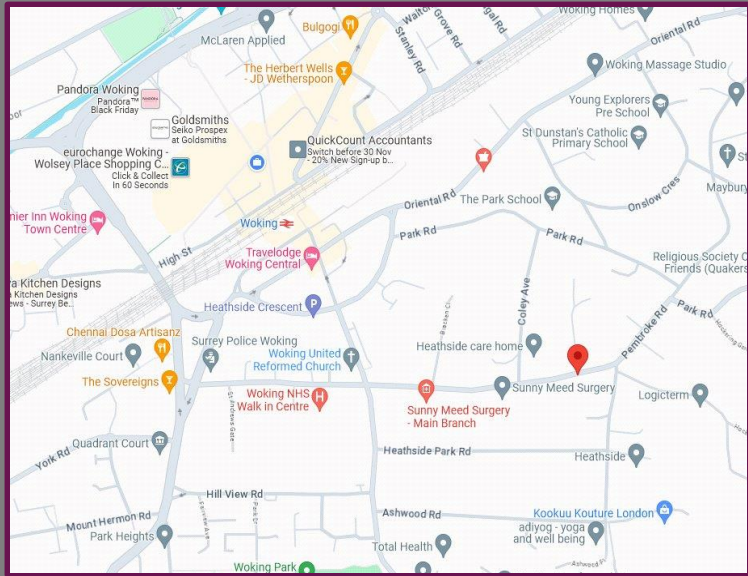


TOTAL FLOOR AREA : 670 sq.ft. (62.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location

Woking is a busy commuter town with several trains per hour providing a fast direct mainline link to London Waterloo (approximately 26 minutes). The main shopping centre is Victoria Place which hosts major high street retail brands, a multi-screen cinema and the New Victoria Theatre. There are also a number of fine restaurants, bars, pubs and cafes which cater for every taste.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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