



ESTATE AGENTS



Albert Drive, Sheerwater, Woking, Surrey, GU21 5RE £250,000

# Albert Drive, Sheerwater, Woking, Surrey, GU21 5RE

A spacious three bedroom first floor apartment situated close to each West Byfleet and Woking mainline station.

Secure entry leads the first floor and into the property. A generous hallway gives access to a large reception room with fireplace and large window and a door leading to a balcony.

The kitchen has a range of wall and base level units, space for appliances and a brand new boiler installed December 2023.

Three bedrooms are on offer each with fitted wardrobes. The bedrooms are serviced by a family bathroom comprising bath with shower over and a pedestal hand basin with tiled surrounds. There is a separate WC adjacent to the bathroom for added convenience.

Externally the property has communal gardens and is only a short walk to local shops. Albert Drive is ideally located in close proximity to the excellent range of shops, bars and restaurants of Woking town centre.

Council Tax Band B - £1,749.04PA

Leasehold - 120 years remaining on lease

Service charge - £600PA

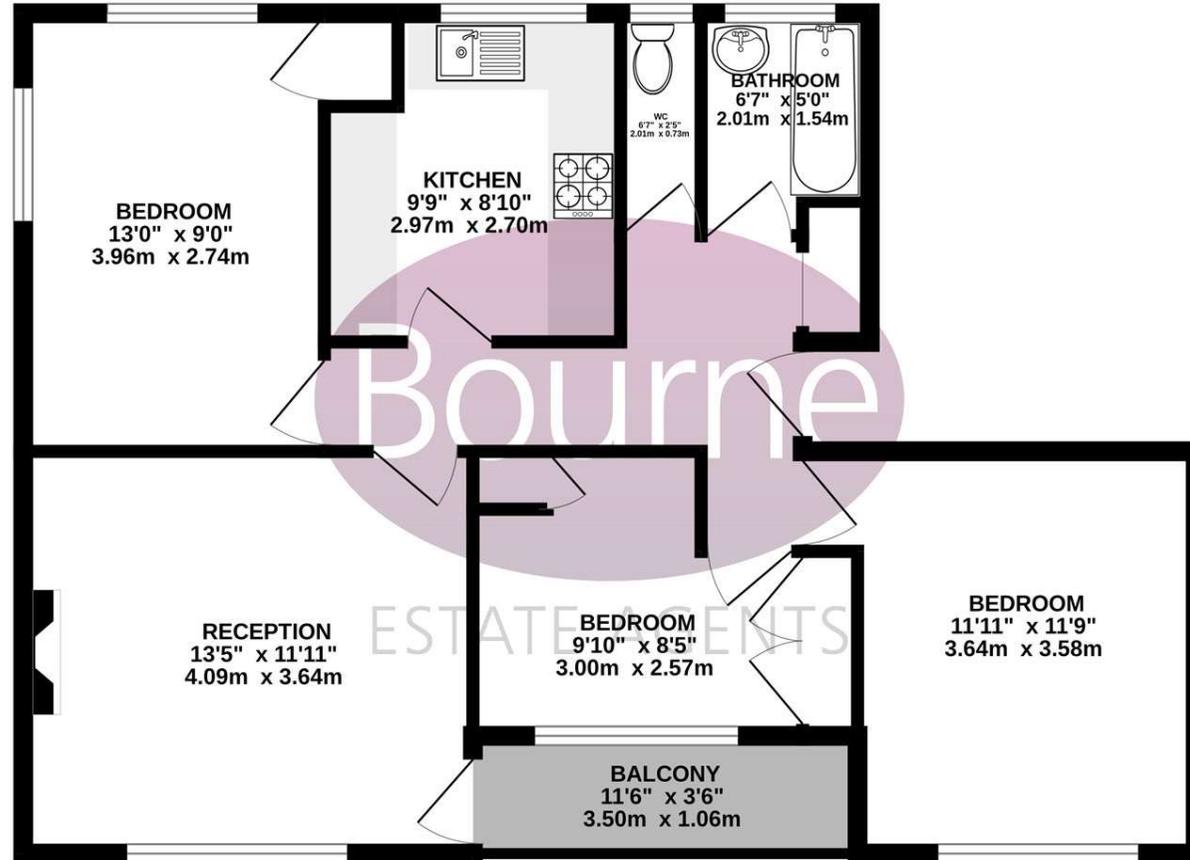
Ground rent - £0PA

(figures for 2023 - 2024)

- First floor apartment
- Three bedrooms
- Built in wardrobes
- Spacious living room
- Balcony
- Fitted kitchen
- Bathroom and separate WC
- New boiler (DEC 23)
- Close to Woking and West Byfleet station



# Floorplan



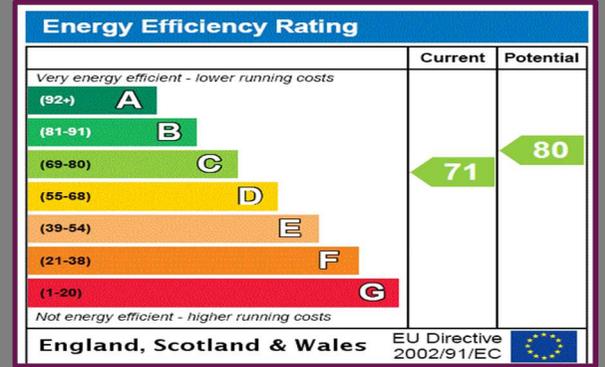
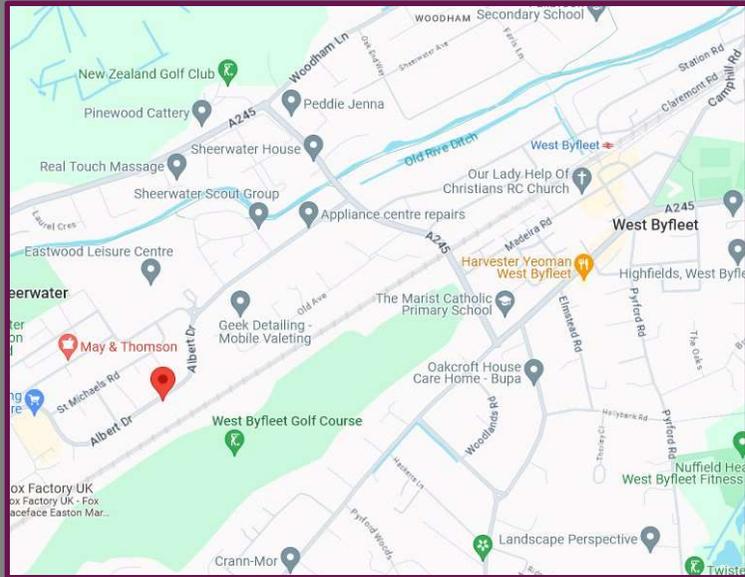
**FIRST FLOOR**  
697 sq.ft. (64.7 sq.m.) approx.

TOTAL FLOOR AREA : 697 sq.ft. (64.7 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 an hour providing a fast, direct mainline link to London Waterloo (approximately 26 minutes). There are two main shopping centres, The Peacocks Centre and Wolsley Place, both hosting all the major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for ones every taste.



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.

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