



Park Heights, Constitution Hill, Woking, Surrey, GU22 7RT

£290,000

Flat 2 Park Heights, Constitution Hill, Woking, Surrey, GU22

7RT

A stunning apartment in one of the most recognisable, landmark developments in the centre of Woking within a few moments' walk of the station.

Set on the ground floor, this beautifully presented property offers an impressive open-plan kitchen, living and dining space, filled with natural light and finished to a high specification throughout. The contemporary kitchen features sleek cabinetry and integrated appliances, making it ideal for both everyday living and entertaining.

The spacious principal bedroom benefits from a stylish en-suite shower room, while the second double bedroom is served by a modern family bathroom. There is also a useful utility cupboard providing additional storage.

Parking is secure and undercover, accessed via a residents' lift or secure entry from within the development.

Residents of Park Heights enjoy the perfect balance of modern comfort and town centre living, with Woking's vibrant selection of shops, cafés, and restaurants right on the doorstep. The mainline station offers fast and frequent trains to London Waterloo, making this an excellent choice for commuters.

Council Tax band D

Leasehold: 975 Years remaining

Service Charge: £5,600pa

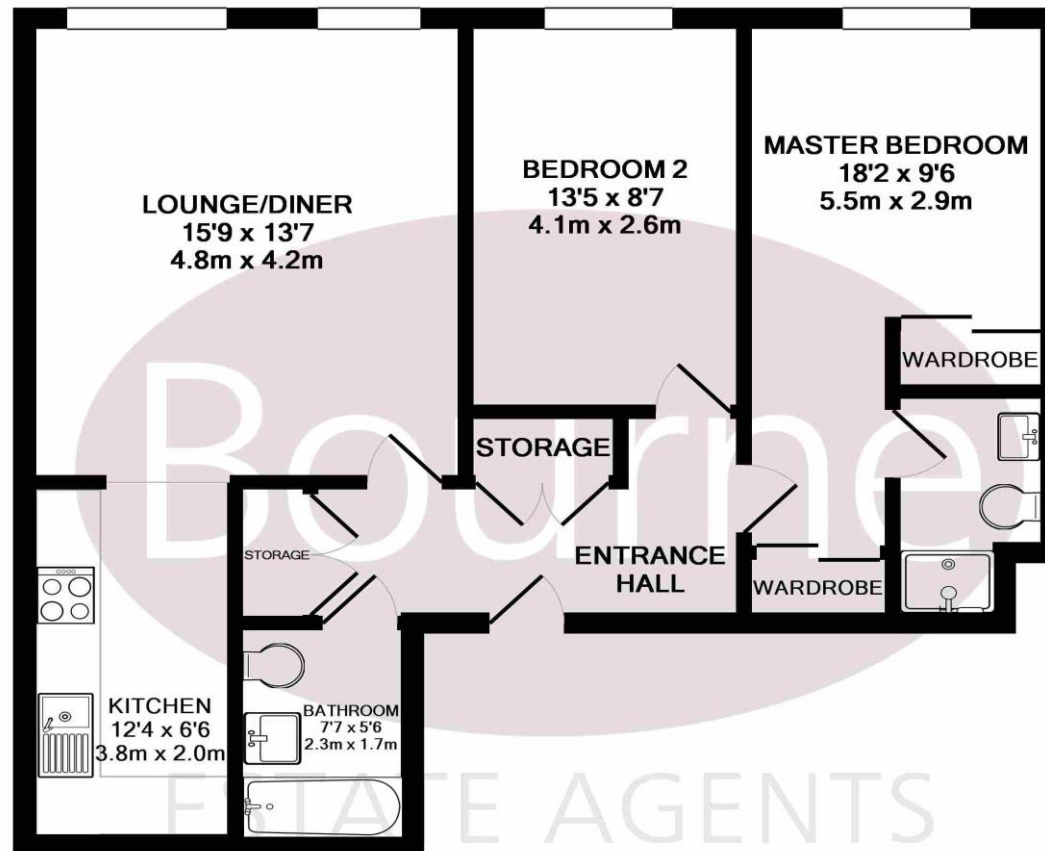
Ground Rent: £250pa

Council Tax Band D - £2,482.03pa

- Landmark development in central Woking
- Moments' walk to mainline station
- Spacious open-plan living area
- Stylish modern kitchen with appliances
- Principal bedroom with en-suite
- Second double bedroom and bathroom
- High-quality contemporary interior finish
- Undercover parking
- No onward chain
- Viewing essential



Floorplan



TOTAL APPROX. FLOOR AREA 739 SQ.FT. (68.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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). The main shopping centre is Victoria Place which hosts major high street retail brands and designer boutiques. There are also a number of fine restaurants, bars, pubs and cafes, which cater for every taste.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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