



Craigmore Tower, Guildford Road, Woking, Surrey, GU22 7RB

Exceptional Four-Bedroom Penthouse Apartment in the Heart of Woking

Occupying the top floor of the Craigmore Tower development, this exceptional four-bedroom penthouse apartment offers over 2,500 sq. ft. of accommodation and represents one of the most unique homes currently available in Woking.

Rarely do apartments of this scale come to market, particularly within such a prime town centre location. Offering the space and versatility more commonly associated with a detached house, this impressive property is currently the only four-bedroom apartment available in Woking extending to over 2,500 sq. ft.

The accommodation is arranged over two floors and features an outstanding 26ft living room, separate reception room, formal dining room, spacious kitchen and a substantial conservatory opening onto a private balcony. The generous layout provides exceptional entertaining space whilst remaining perfectly suited to modern family living.

The sleeping accommodation comprises four well-proportioned double bedrooms, served by a family bathroom, separate shower room and additional cloakroom facilities. Ample storage is provided throughout.

Further benefits include a double garage, lift access and a central position just moments from Woking's shopping, restaurant and leisure amenities. Woking mainline station is within easy reach, providing fast and frequent services to London Waterloo in approximately 24 minutes.

Penthouse apartments of this size and stature are exceptionally rare within Woking, making this a unique opportunity for purchasers seeking substantial accommodation in a premier town centre setting.

- Exceptional top-floor penthouse apartment
- Over 2,500 sq. ft. of accommodation
- Only four-bedroom apartment of its kind currently available in Woking
- Four generous double bedrooms
- Impressive 26ft lounge
- Separate reception room and dining room
- Large conservatory with balcony access
- Spacious kitchen
- Bathroom, shower room and separate WC
- Private double garage
- Lift access
- Prime town centre location
- Walking distance to Woking mainline station



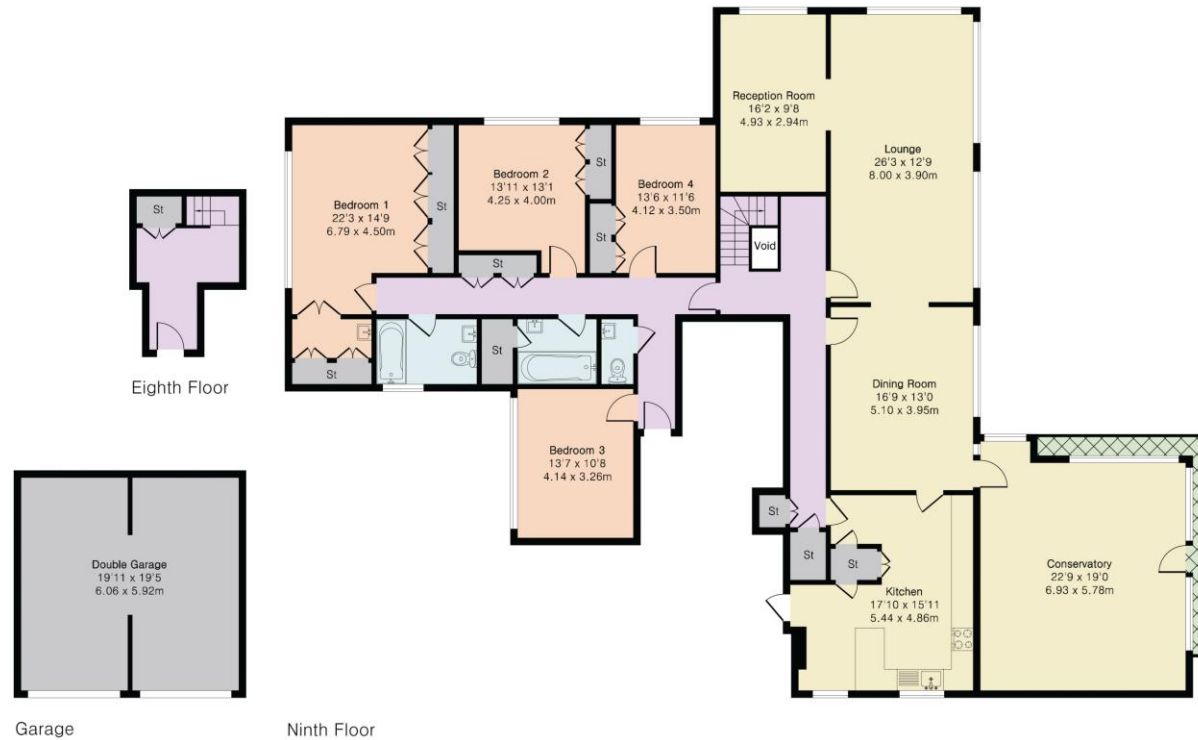
Floorplan

**Approximate Gross Internal Area 2775 sq ft - 258 sq m
(Excluding Garage)**

Eighth Floor Area 100 sq ft – 9 sq m

Ninth Floor Area 2675 sq ft – 249 sq m

Garage Area 386 sq ft – 36 sq m

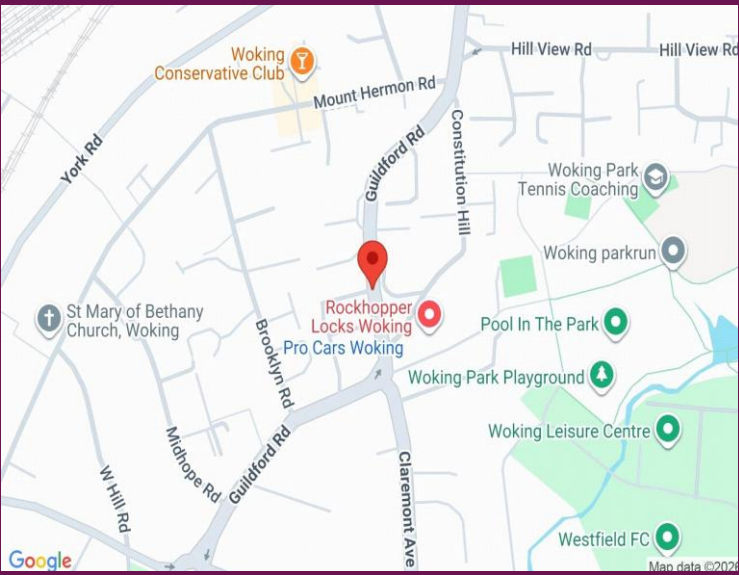


Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	57 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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN

Tel: 01483 722244 | Email: woking@bourneestateagents.com

Web: www.Bourneestateagents.com