

Friar House, Copse Road, St. John's, Woking, Surrey, GU21 8ST

Guide Price £210,000

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Situated within an exclusive development of just eight converted apartments in the highly desirable village of St John's, this beautifully presented one-bedroom apartment combines contemporary style with a peaceful setting.

Originally converted in 2020, the property offers a bright and spacious open-plan living area, complemented by a high-specification kitchen featuring a range of sleek high-gloss wall and base units, marble-effect worktops, and a selection of integrated appliances.

The generous living and dining space benefits from contemporary hard flooring throughout and leads to a well-proportioned double bedroom complete with plush carpeting. The accommodation is further enhanced by a stylish shower room, fitted with a walk-in rainfall shower, low-level WC, pedestal wash hand basin, and modern feature lighting.

Externally, the property benefits from an allocated parking space to the rear, with additional on-street parking available for visitors. Conveniently located just a short stroll from St John's village centre, residents can enjoy easy access to a range of local amenities while benefiting from the tranquility of this exclusive development.

Council Tax Band B
Service Charge - £1200pa
Ground Rent - £220pa
Leasehold – 119 years remaining

- First floor apartment
- Converted 2020
- Stylish modern kitchen
- Spacious living/dining area
- Generous double bedroom
- Luxury modern shower room
- Allocated parking
- Quiet St. John's village location
- Seconds from Basingstoke Canal
- Long lease

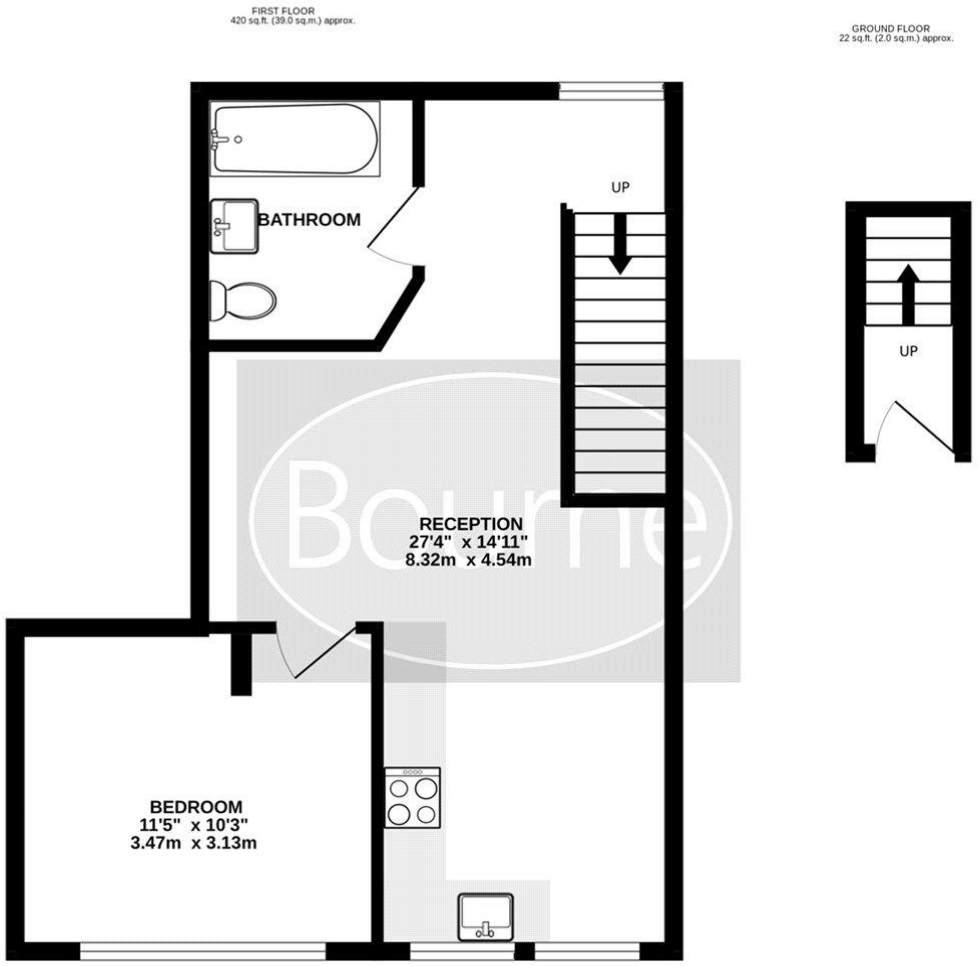








Floorplan

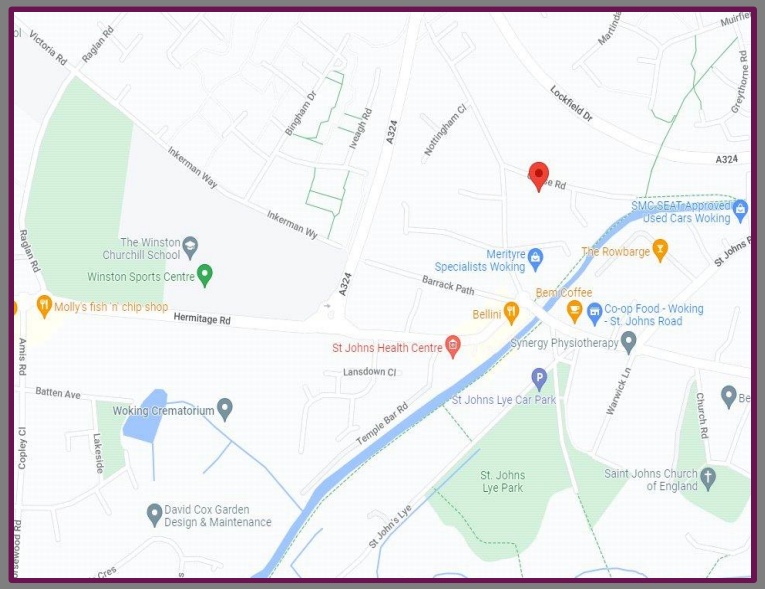


TOTAL FLOOR AREA : 441 sq.ft. (41.0 sq.m.) approx.

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

St. John's is a small village with a village green and local shops, located within close proximity to Woking Town Centre with the Basingstoke canal running through the centre of the village. To the south of St. John’s are the wide roads and elegant houses of Hook Heath, which is one of Woking's most exclusive residential locations, with some of the finest homes in the area including many built by Tarrant.



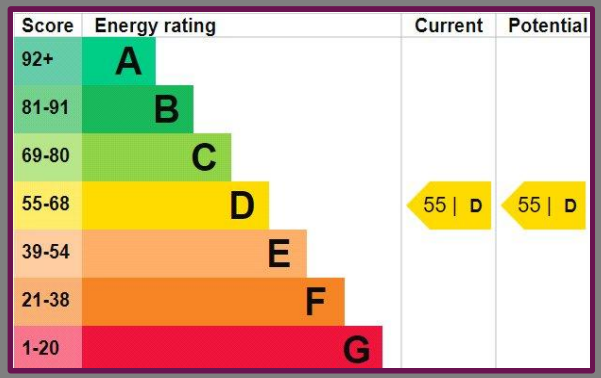












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Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.

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