



Pooks Hill, Pembroke Road, Woking, Surrey, GU22 7ED

£235,000

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An immaculately presented one bedroom apartment, located on the first floor of an attractive period building within easy reach of Woking town centre and mainline station.

Entering the property, a porch area opens into the living space which boasts dual aspect windows overlooking communal gardens. A door leads to the kitchen which features a range of modern high gloss units with integrated dishwasher, oven and hob, with space for further freestanding appliances.

The bedroom is a comfortable double room enjoying a bright south-facing aspect and is served by a modern shower room comprising quadrant shower enclosure, low level WC, pedestal hand basin and heated towel rail.

Character features include high ceilings, complemented by modern comforts such as gas central heating, double glazing and a security entry phone system. Further benefits include; a super-fast fibre optic connection, gardener maintained communal gardens, communal areas looked after by cleaning company and just a short walk to the Maybury Inn gastropub.

Externally, the property benefits from ample off street parking and well-maintained communal gardens for residents to enjoy.

Council tax band B - £1,930.47pa

Leasehold - 961 years remaining

Service charge - £400pa

Ground rent - £0pa

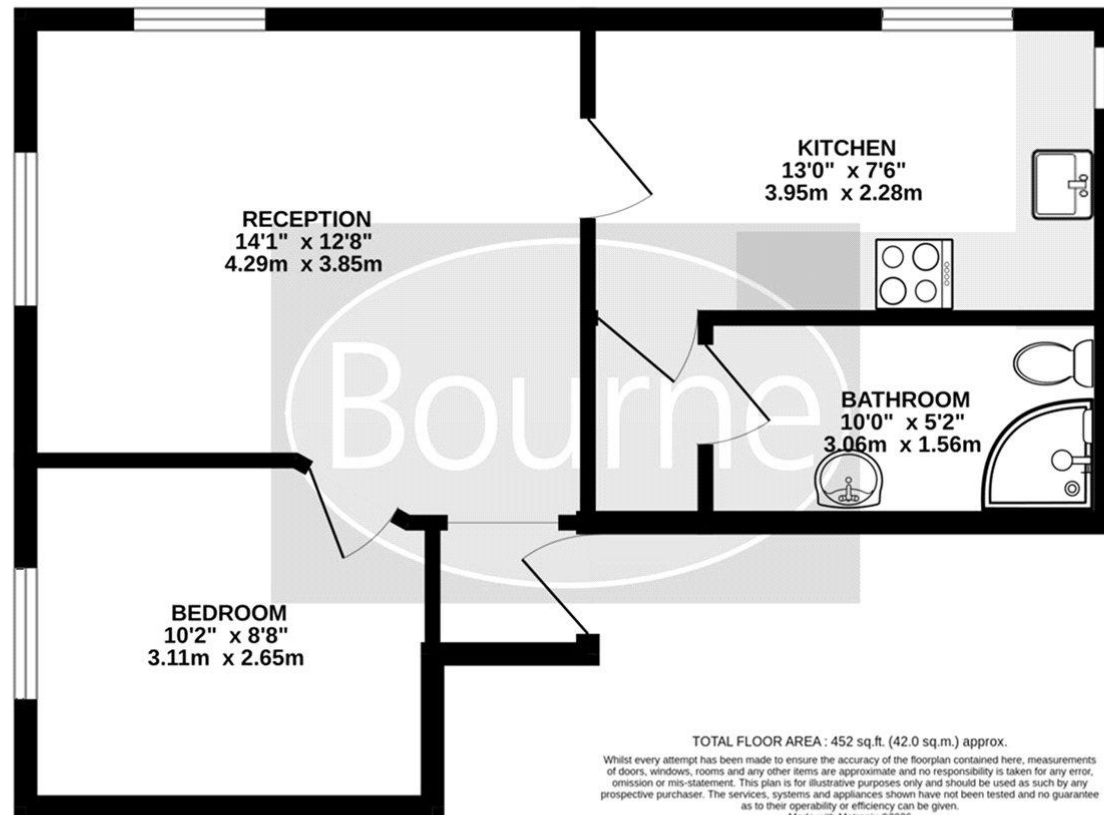
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- Immaculate one bedroom apartment
- Dual aspect living room
- Stylish fitted kitchen
- Modern shower room
- Gas central heating
- Residents parking
- Sought after location
- First floor
- Long lease
- No onward chain



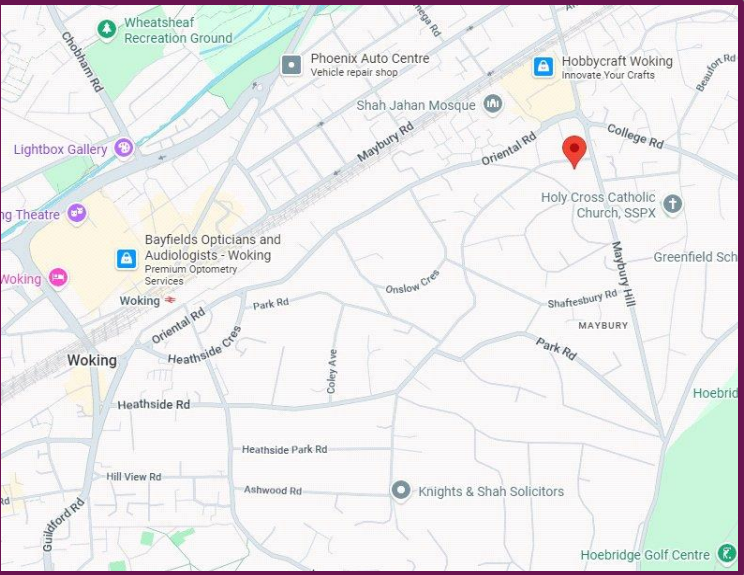
Floorplan

FIRST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



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	79 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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