



ESTATE AGENTS



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

£150,000

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A bright studio 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 hallway offers space for storing shoes and coats and door opening into the bathroom and the living/bedroom. The living room enjoys a feature fireplace and a peaceful outlook over the communal gardens whilst accommodating bedroom and living furniture and built in wardrobes. From here, a door opens into the kitchen with a range of wall and base level units with work surfaces over. The aforementioned bathroom has a white suite including bath with shower over, low level WC and pedestal hand basin.

Character features include high ceilings, complemented by modern comforts such as gas central heating, double glazing and a security entry phone system.

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

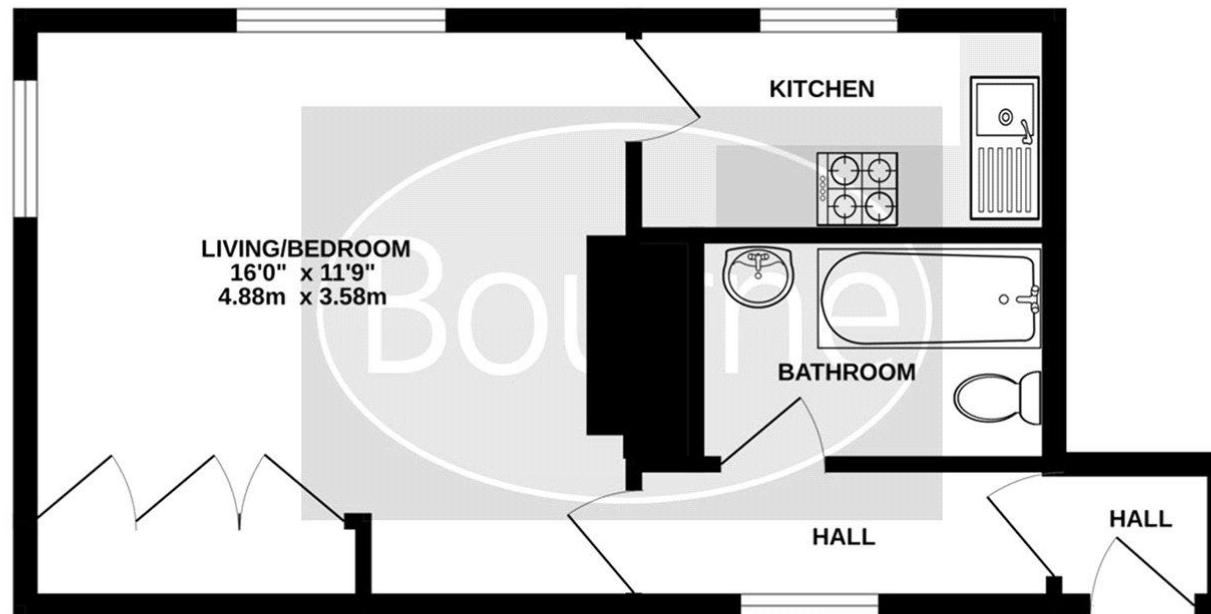
Ground rent - £0pa

- Studio apartment
- First floor
- Bright accommodation
- Built in storage
- White suite bathroom
- Modern kitchen
- Gas central heating
- Residents parking
- Sought after location
- Long lease



Floorplan

FIRST FLOOR 366 sq.ft. (34.0 sq.m.) approx.

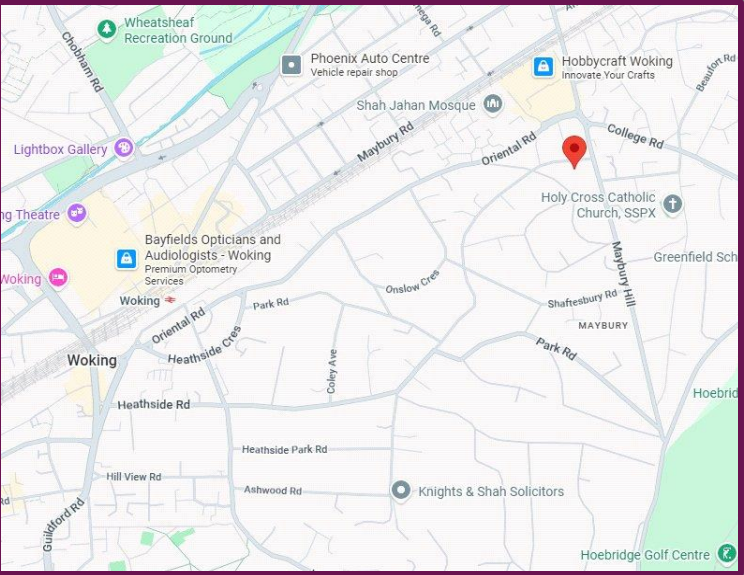


TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

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

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		
55-68	D		63 D
39-54	E	46 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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