



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

Offers in excess of £300,000

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A stunning two-bedroom apartment situated within one of Woking's most recognisable landmark developments, perfectly positioned in the heart of the town centre and just moments from the station.

Stylish, spacious and larger than average, this beautifully presented apartment offers contemporary living in a bright and well-maintained setting. The generous accommodation has been thoughtfully designed, combining modern finishes with excellent proportions.

The impressive living space is bright and welcoming, with large windows providing an abundance of natural light and enhancing the overall sense of space. The modern, well-appointed kitchen complements the principal living area, while both bedrooms are well proportioned. The principal bedroom benefits from a sleek en-suite, in addition to the contemporary main bathroom.

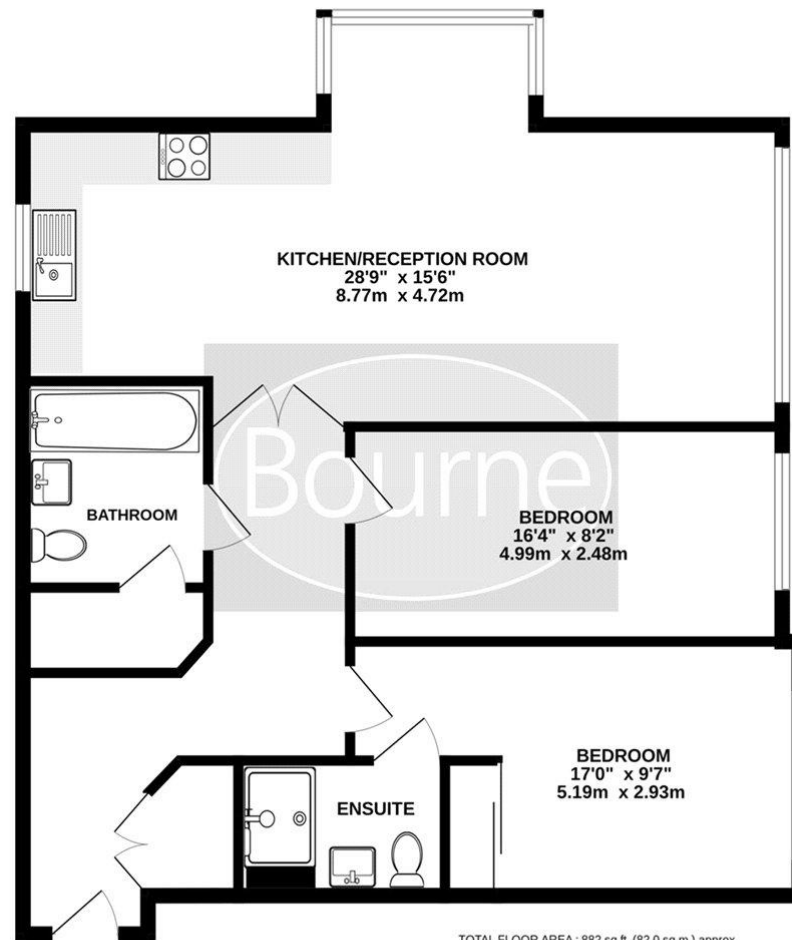
Residents also benefit from a secure and well-maintained development, with coded entry, lift access to all floors, an allocated underground parking space and attractive communal grounds.

Offered with a long lease and no onward chain, this exceptional apartment combines convenience, style and generous living accommodation in one of Woking's most sought-after developments.

- Stunning larger-than-average two-bedroom apartment
- Highly sought-after landmark development
- Just moments from Woking station and town centre
- Bright and spacious open-plan living accommodation
- Modern, well-appointed kitchen
- Two well-proportioned bedrooms
- En-suite to principal bedroom
- Contemporary family bathroom
- Secure development with coded entry
- Lift access to all floors
- Allocated underground parking
- Attractive communal grounds
- Long lease
- No onward chain



Floorplan



THIRD FLOOR
882 sq.ft. (82.0 sq.m.) approx.

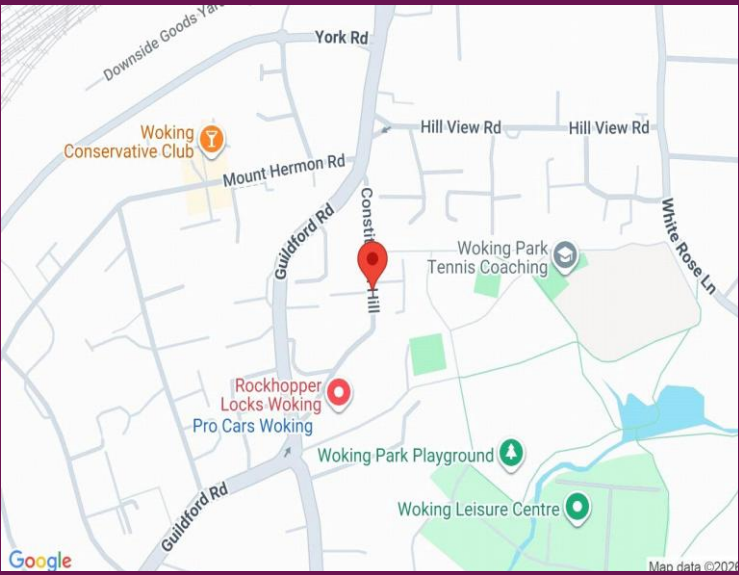
TOTAL FLOOR AREA : 882 sq.ft. (82.0 sq.m.) approx.

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 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		
69-80	C	74 C	74 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...

WOKING: 36 Commercial Way, Woking, Surrey, GU21 6EN
Tel: 01483 722244 | Email: woking@bourneestateagents.com
Web: www.Bourneestateagents.com