



Apple Trees Place, Woking, Surrey, GU22 0HD

A spacious studio apartment. Highlights include a Juliet balcony for a touch of charm, heating and hot water included, a contemporary kitchen, modern bathroom and a prime location near Woking.

Situated on the borders of Woking town centre and Hook Heath, a modern this studio apartment, is presented in excellent order.

The property comprises: spacious living room/bedroom with juliet balcony overlooking the communal gardens, separate modern kitchen with window. The bathroom is a good size with a white fitted suite including a shower over the bath, basin and W/C.

Externally the property benefits from large communal grounds and one allocated parking space. The service charge covers all heating and hot water charges and there is a communal laundry facility within the development for use by all residents.

Leasehold - 113 years remaining

Service charge - £TBCpa

Ground rent - £TBCpa

- First floor studio apartment

- Stylish open plan

kitchen/living/bedroom

- Modern kitchen range

- Modern bathroom

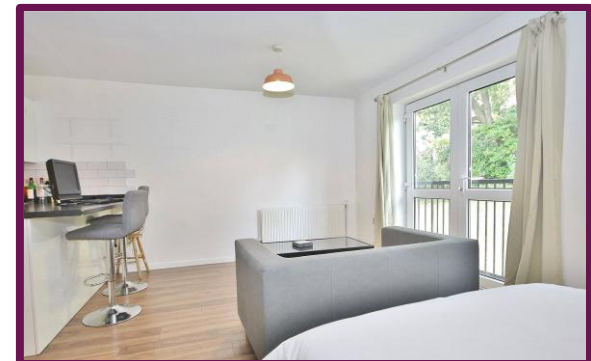
- Juliet balcony

- Allocated parking

- Great location

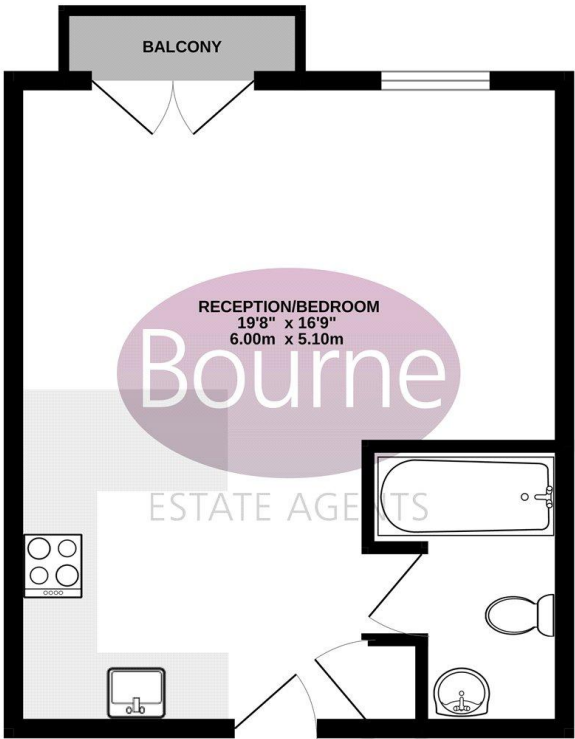
- Walking Distance to Woking town centre

- Heating & hot water included in service charges



Floorplan

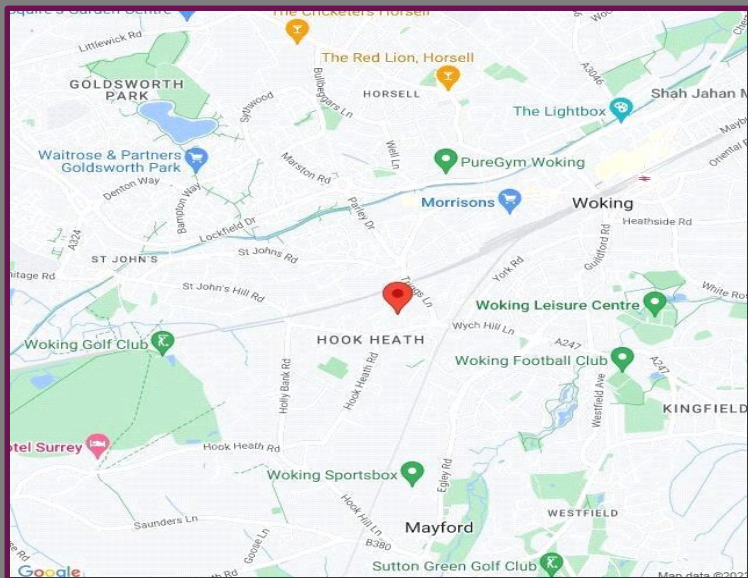
FIRST FLOOR



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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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