



## 1 bed apartment to buy in GU21

121 Maybury Road, Woking, Surrey, GU21 5JQ

**£150,000** Starting Bid

 x1  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ Beautifully Presented Top-Floor Apartment
- ✓ Double Bedroom with Fitted Wardrobes
- ✓ Walking Distance to Woking Town Centre & Mainline Station
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Offered to the market with NO ONWARD CHAIN, this beautifully presented top-floor one-bedroom apartment provides stylish and low-maintenance living in a highly convenient location, just a short walk from Woking town centre and its highly regarded mainline railway station, offering fast and frequent services into London Waterloo.

The accommodation is bright and well-proportioned throughout, comprising a spacious reception room that seamlessly flows into a modern open-plan kitchen, creating an ideal space for both everyday living and entertaining. Large windows allow an abundance of natural light to fill the apartment, enhancing the sense of space and comfort. The generous double bedroom benefits from fitted wardrobes, providing excellent storage, while the well-appointed bathroom is finished to a modern standard.

Residents enjoy the added benefits of a secure entryphone system and allocated parking. Combining a sought-after location, contemporary presentation and excellent transport links, this attractive apartment represents an ideal first-time purchase, investment opportunity or convenient lock-up-and-leave home.

Location - Situated close to Woking town centre, the property enjoys an enviable position ideal for commuters, with Woking's highly regarded mainline station offering fast and frequent direct services to London Waterloo in approximately 23-30 minutes. Woking has undergone significant regeneration in recent years, resulting in a modern, vibrant and thriving town centre with an excellent range of shopping facilities, cafés, bars and restaurants, including the popular Peacocks Shopping Centre, which is also home to the New Victoria Theatre and a multi-screen cinema. Residents will further benefit from a wealth of leisure and cultural amenities on their doorstep, including Woking Park, offering attractive green spaces, a scenic lake and recreational facilities. Additional attractions include Woking Leisure Centre's gymnasium and Pool in the Park, providing a wide range of swimming and fitness options, making this an ideal location for both lifestyle and convenience.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 981

Annual Ground Rent Amount: £290.00

Annual Service Charge Amount: £2,100.00

Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

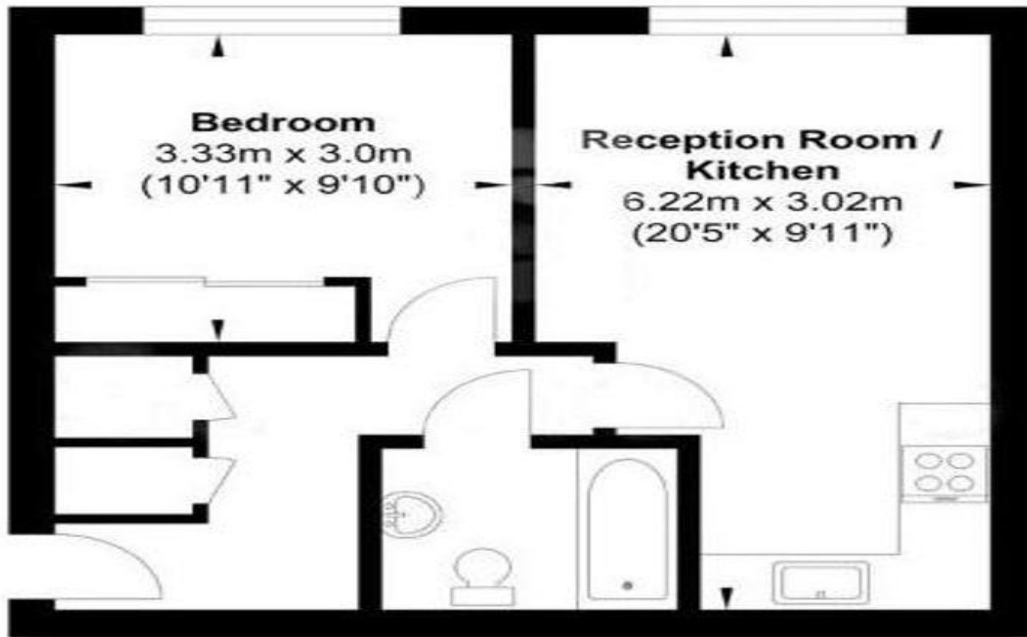
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



## Second Floor

Gross Internal Floor Area : 38.6 m<sup>2</sup> ... 415 ft<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

| Energy Efficiency Rating                           |                         |           |
|----------------------------------------------------|-------------------------|-----------|
|                                                    | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92-100) <b>A</b>                                  |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   | 72                      | 75        |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England, Scotland &amp; Wales</b>               | EU Directive 2002/91/EC |           |

121 Maybury Road, Woking, Surrey, GU21 5JQ

Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way Silverlink Business Park, Wallsend, Wallsend, Wallsend, NE28 9NY,**  
**Tel: 023 8251 4032, southwest@pattinson.co.uk, www.pattinson.co.uk**

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