



Seymours



Capstans Wharf Woking

£300,000 Guide Price

Arrange a viewing: 01483 757700

Property details

-  2 bedrooms
-  2 bathrooms
-  EPC Rating C
-  947 sq. ft
-  Woking Train Station
- Superb 947 Sq.Ft
- Top Floor Apartment
- Two Double Bedrooms
- St Johns Village Location
- Excellent Presentation
- Re Fitted Bathroom And En Suite
- 29Ft Open Plan Living Room
- High Quality Fitted Kitchen
- Communal Garden
- 972 Year Lease And Share Of Freehold
- Allocated Parking



A beautifully presented and extensively refurbished top floor apartment, offering approximately 947 square foot of bright and spacious accommodation. Ideally positioned in the heart of St John's Village, just moments from the picturesque Basingstoke Canal, the property enjoys convenient access to a variety of local shops, amenities and excellent transport links to Woking mainline station.

The accommodation is centred around an exceptionally spacious open plan kitchen, living and dining area, creating a superb setting for both everyday living and entertaining. The contemporary kitchen has been finished to a high standard, while the generous living space benefits from an abundance of natural light.

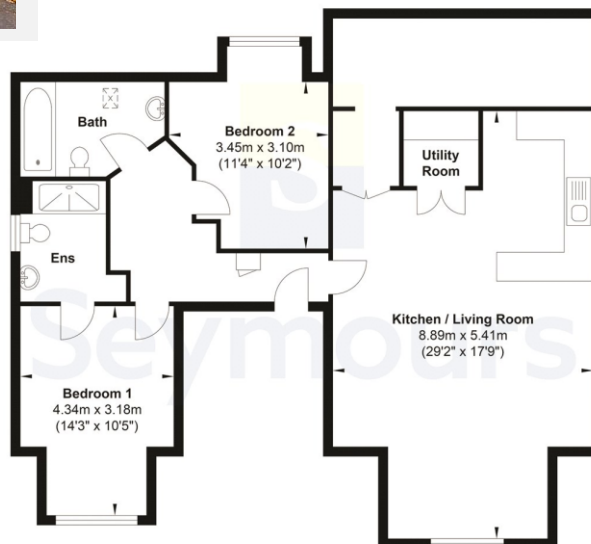
There are two well proportioned double bedrooms, complemented by stylishly appointed bathroom facilities. The apartment has undergone extensive refurbishment throughout, including the installation of a high quality kitchen, modern bathrooms, a high pressure water system, smart electric heating and new flooring. Further benefits include a separate utility area, useful walk in eaves storage and access to a substantial attic space.

Externally, residents enjoy access to beautifully maintained communal gardens, a private residents' parking area offering ample spaces, and additional bicycle storage.

An additional attraction is the long lease, together with the added benefit of a share in the freehold company, providing buyers with further peace of mind.

Combining generous proportions, contemporary finishes and a highly desirable village location, this superb apartment offers an excellent opportunity for buyers seeking spacious, low maintenance living within easy reach of Woking town centre.

Woking has a thriving town centre offering extensive shopping, dining and leisure facilities including The New Victoria Theatre & Cinema, and the Lightbox Gallery. For golfers there is a choice of clubs including, Woking Golf Club (one of the oldest in the U.K. founded in 1893), Westhill, Hoebridge, Worplesdon, Chobham and Foxhills (including spa and hotel). Both the Basingstoke Canal and the River Wey are close by for walking, cycling and fishing (permit required), whilst nearby Chobham Common is a National Nature Reserve.



Second Floor

Gross Internal Floor Area : 88.0 m2 ... 947.0 ft2

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.

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