

Seymours

26 Kingswood Court, Brewery Road
Woking, Surrey, GU21 4LJ

£225,000 Asking Price

Property details

- 1 bedrooms
- 1 baths
- EPC Rating E
- 582 sq. ft

A beautifully presented one bedroom apartment set within this popular purpose built development, offering easy access into Woking town centre and all the amenities it has to offer.

Arranged on the upper floor of an attractive brick built block, the property is approached via well maintained communal gardens and grounds, giving a real sense of arrival before you even step through the front door.

Once inside, the accommodation has been thoughtfully laid out to make the most of the available space. A generous double aspect living room forms the heart of the flat, offering plenty of room for both relaxing and dining, and leading through to a separate, well equipped kitchen with ample storage and worktop space. There is also a handy utility area, a real bonus for a flat of this size.

The double bedroom is a lovely, light filled room with fitted mirrored wardrobes providing excellent storage, while the modern bathroom completes the accommodation.

A further standout feature is substantial loft space, extending to approximately the same footprint as the apartment itself, providing an exceptional amount of additional storage. The property also benefits from a external storage shed.

The property is offered leasehold with a 999 year lease and no ground rent. Additionally, each flat owner holds a share in the Residents' Management Company, which owns the freehold of the development. The building is professionally managed, with a current service charge of £1,740.34 per year, and a schedule of planned maintenance improvements to the communal areas already in place. Residents' parking is also provided.

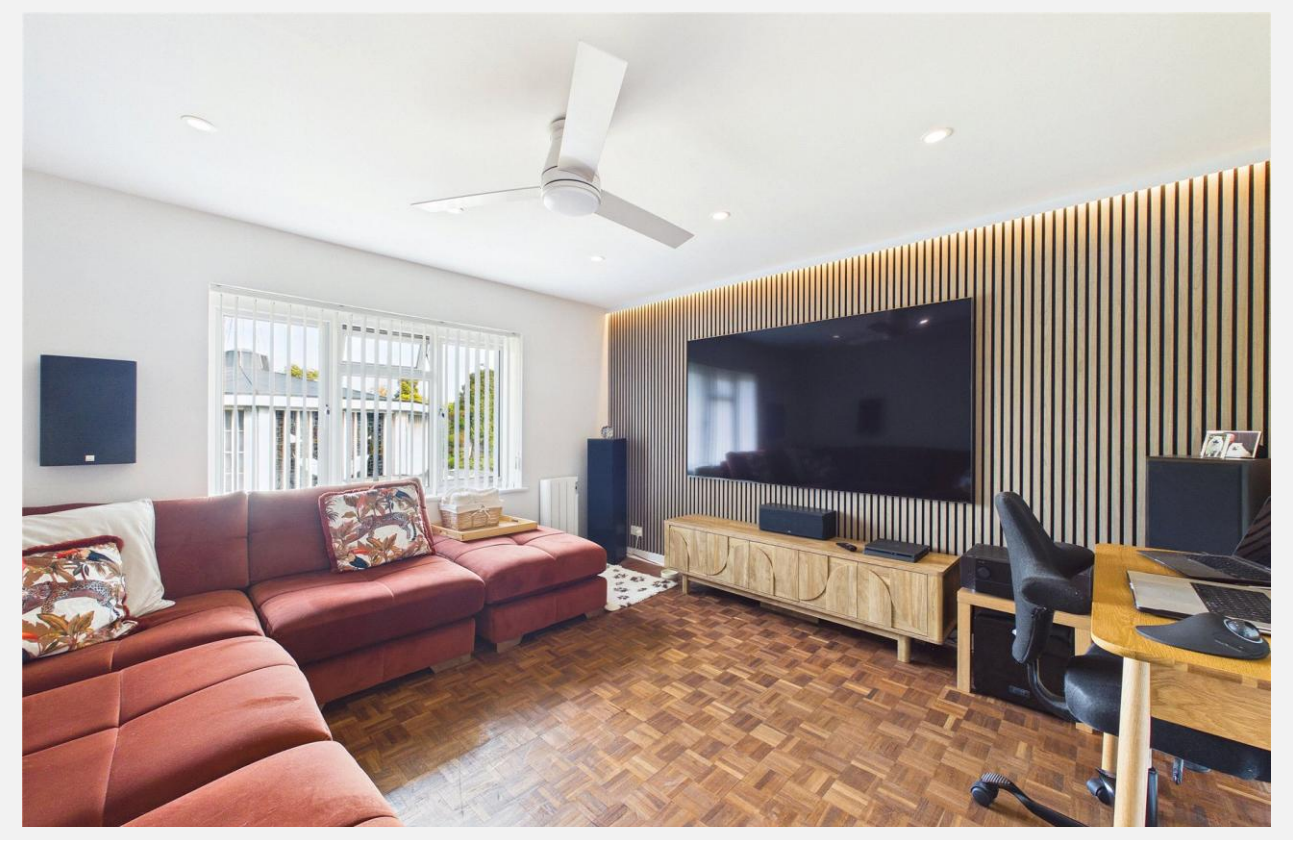
Kingswood Court enjoys a highly convenient position, within walking distance of Woking mainline station and its fast, frequent services into London Waterloo in around 24 minutes.

The town centre itself offers an excellent range of shops, bars, restaurants, and leisure facilities, including the Peacocks and Lightbox, while the surrounding area is well served by good schools and green open spaces.

This would make an ideal purchase for a first time buyer or investor alike, and an internal viewing is highly recommended to appreciate all that this apartment has to offer.

Council tax band: B
Local authority: Woking
Tenure: Share of freehold

Viewings - By appointment only
01483 755222 / sales@seymours-horsell.co.uk





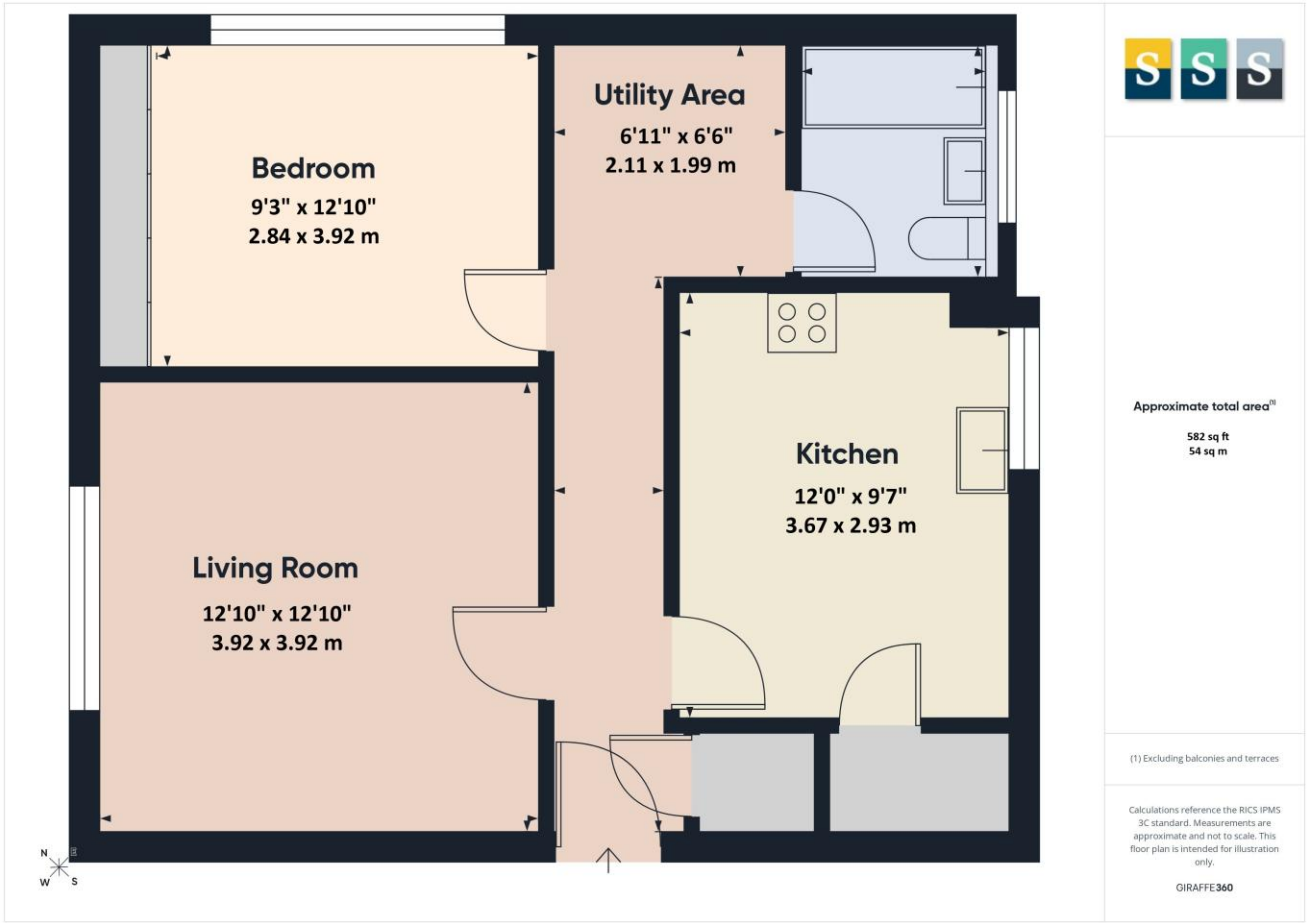
Residents parking

Well maintained communal gardens





Floorplan







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