



Seymours



Claremont Avenue Woking

£360,000 Guide Price

Arrange a viewing: 01483 757700

Property details

 2 bedrooms

 2 bathrooms

 EPC Rating C

 931 sq. ft

 Woking Train Station

- First Floor Luxury Apartment
- Two Double Bedrooms & Two Bathrooms
- Dual-Aspect Living/Dining Room
- Two Separate Balconies
- No Onward Chain

Birtley House is a highly sought after development, ideally positioned within easy reach of Woking town centre and the mainline station.

This impressive first floor luxury apartment enjoys an elevated position, offering a superb sense of privacy and seclusion. Extending to approximately 931 sq ft, the property provides generously proportioned accommodation throughout and is offered for sale with no onward chain.

The accommodation comprises two spacious double bedrooms, both benefiting from fitted wardrobes, alongside a grand dual aspect living/dining room and a modern kitchen/breakfast room with a range of fitted appliances. The principal bedroom features a en-suite shower room, while both the kitchen and living room enjoy direct access to two separate balconies, providing excellent outdoor space and allowing natural light to flow throughout the apartment.

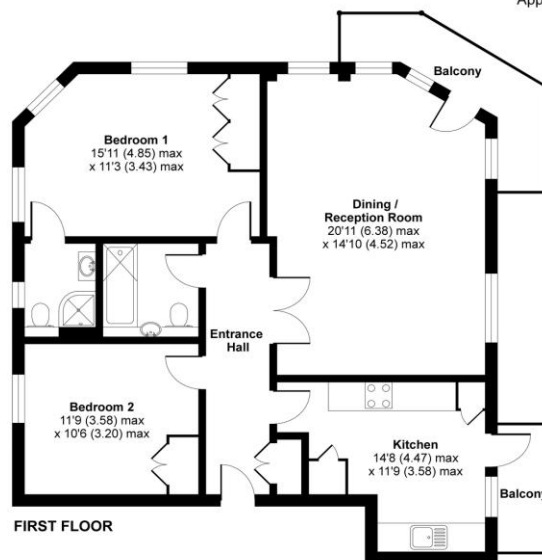
Further benefits include two allocated parking bays positioned conveniently close to the property, beautifully maintained communal grounds, and the tranquil Hoe Stream situated just a stone's throw away. Woking Park and Woking Leisure Centre are also nearby, approximately a 10-minute walk away, offering excellent recreational and leisure facilities.



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.

Claremont Avenue, Woking, GU22

Approximate Area = 931 sq ft / 86.4 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Seymours Estate Agents. REF: T51709



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