



Woking

Price Guide £300,000 (Leasehold)

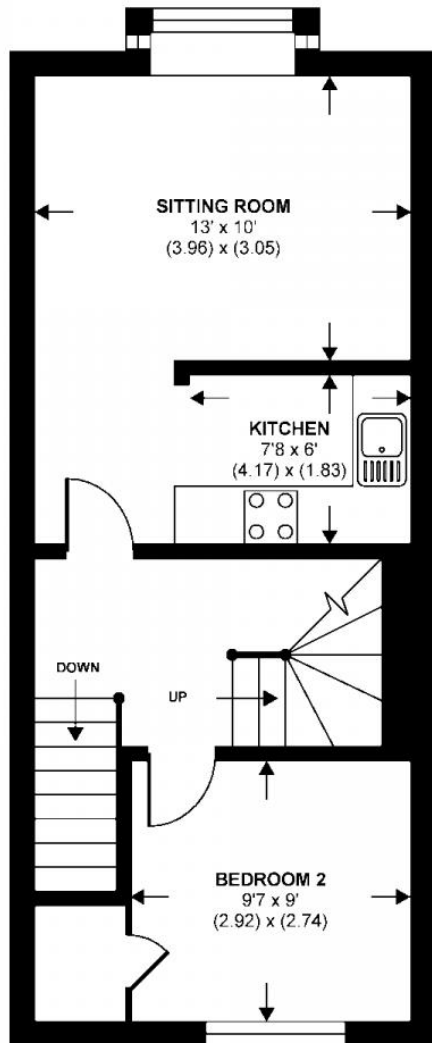
A beautifully presented and rarely available Kingston II favourably positioned within the much sought after Grange development. EPC Rating D



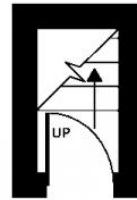
Situated close to Woking town centre and walking distance to its highly regarded station, is this immaculately presented two bedroom maisonette. Favourably positioned to the rear of the development and overlooking the landscaped communal grounds, this property is one of the finest we have seen on the development. Accessed via a private front door the property has two well proportioned double bedrooms one of which has an attractive mezzanine balcony overlooking the spacious sitting room. The bathroom features a crisp white suite and is bathed in natural light via a large Velux style window, while the kitchen has a range of units and space for all the major appliances. This location has proved to be more than popular over the years with investors and commuters given its close proximity to Woking station which offers fast and frequent trains (25 minutes approx.) into the capital. The town centre is currently undergoing a large scale programme of regeneration which will of course benefit visitors and vendors alike.

Floorplan

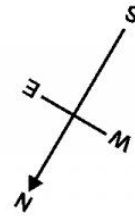
NOT TO SCALE



FIRST FLOOR
abt 424 SQFT (INTERNAL)



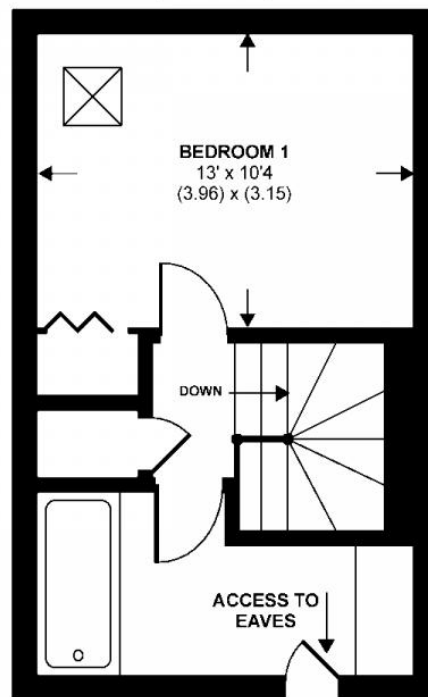
GROUND FLOOR
abt 14 SQFT (INTERNAL)



QR CODE



Scan this QR Code with your smartphone to see more details online



SECOND FLOOR
abt 280 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 718 SQ FT 66.7 SQ METRES

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Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.