

**FOR SALE**



**Victoria Way, Woking**  
**Asking Price Of £300,000**

  
**MARTIN&CO**

## Victoria Way, Woking

Asking Price Of £300,000

- No Chain
- Service Charge PA - £1941.16
- Ground Rent - 237
- Leasehold - 105 Years Remaining
- Secure Gated Development

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Having been refurbished in late 2022, this groundfloor apartment showcases a contemporary design throughout and comprises; entry foyer with internal storage cupboards, family bathroom, two double bedrooms, of which the principle contains a built in wardrobe and an en-suite shower room. The open plan living and kitchen area contains ample cupboard space, integrated appliances and access onto the rear patio space which overlooks Basingstoke canal.



The property is set within a secure gated residence, also benefitting from an allocated parking bay, access to an on site gym facility and entry to Basingstoke canal towpath from private gates within the communal gardens.

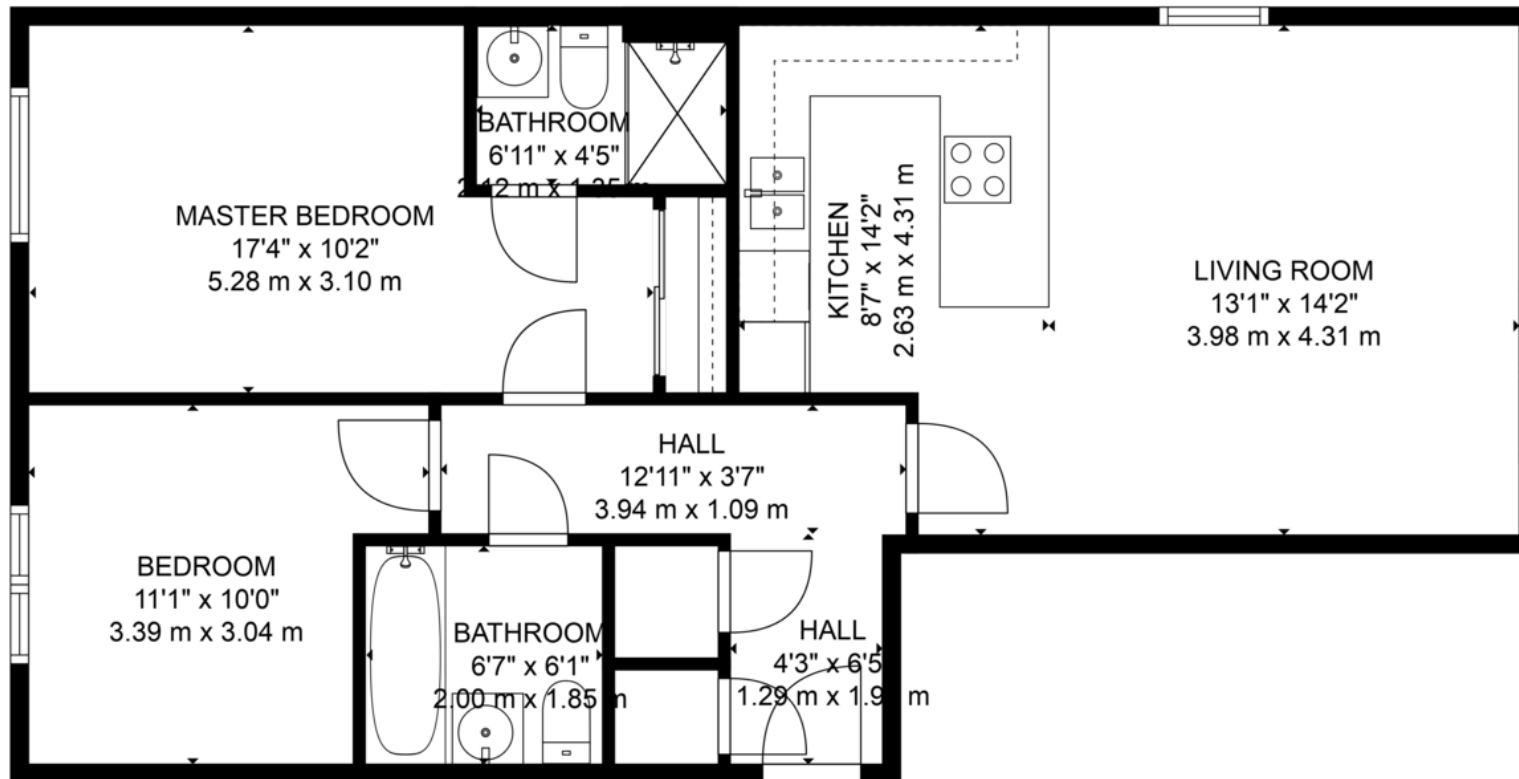
Waterside is a very sought after development that is located within a 5 minutes walk from the Town Centre. Woking is characterized by its array of shopping facilities, bars, restaurants and excellent transport links, notably its mainline railway station connecting residents to London Waterloo and beyond. Woking also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road.

Additionally Woking is well served by an array of highly regarded local schools within 1 mile of the apartment, such as: Maybury Primary, The Park School, St Dunstan's Catholic Primary, The Horsell Village, Woking High and St John The Baptist.

Viewings Recommended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Martin & Co Woking

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.