

FOR SALE



Walton Road, Woking
Asking Price Of £169,000


MARTIN&CO

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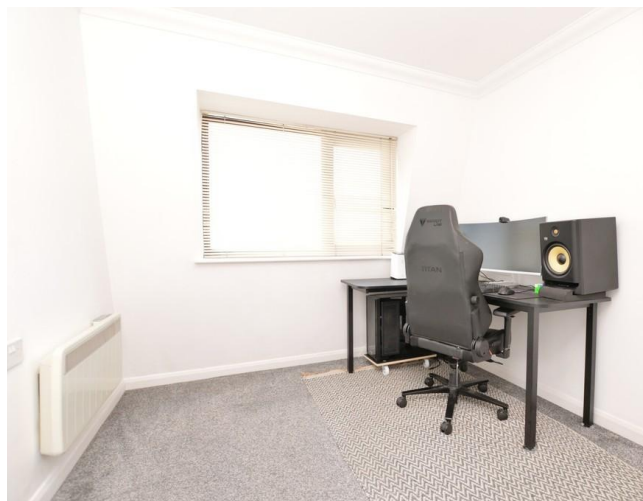
- No Chain
- Double Bedroom
- Large Lounge
- Separate Kitchen
- Family Bathroom

No Chain Nicely-presented one bedroom second floor apartment, situated within walking distance of Woking Town Centre and mainline station, an ideal investment or first-time purchase.

Nicely-presented one bedroom first floor apartmentselling with no chain, situated within walking distance of Woking Town Centre and mainline station, an ideal investment or first-time purchase.

This spacious apartment comprises of a large living area, sperate kitchen, double bedroom and bathroom.

Stadium House is located only a five-minute walk to the mainline station and amenities like the peacock's Centre, a vast array of restaurants and bars, this property is conveniently placed. Ideal for people who are looking to buy a centrally located property with easy access into London or for an investor who is looking to become involved in



Woking's highly competitive rental market.


The M3 to the north, M25 to the east and A3 to the south offer easy access to the major road networks connecting the south of England and beyond. The UK's two biggest airports are close by – Heathrow just over 13 miles away and Gatwick within 30 miles. Venture beyond the edge of town and you're into beautiful Surrey countryside with boundless open space, heathland and many picturesque villages to explore.

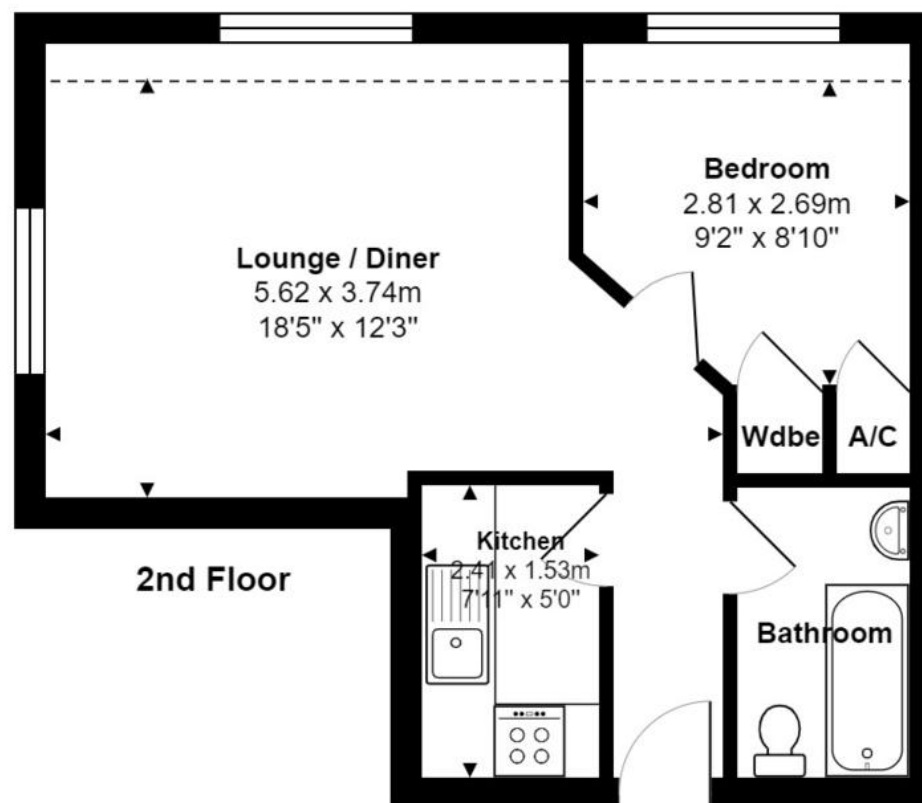
Viewings strongly recommended



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



 - Denotes reduced head height



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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.