

MANNERS

RESIDENTIAL

3 Bedroom Flat for Sale - £375,000
Jelley Way, Westfield, Woking, Surrey, GU22 9FT



KEY FEATURES

- TOP FLOOR APARTMENT • OPEN PLAN RECEPTION WITH PRIVATE BALCONY • KITCHEN WITH INTEGRATED APPLIANCES • MASTER BEDROOM WITH WARDROBE • ENSUITE SHOWER ROOM • TWO FURTHER BEDROOMS & MAIN BATHROOM • SECURE COVERED ALLOCATED SPACE • VISITORS PARKING • LEASEHOLD • EPC RATING:- B85

Description

Located on the top floor of a modern development, constructed with lifetime living in mind during 2016, this impressive apartment has well balanced and spacious accommodation. It is presented with immaculate and contemporary décor throughout and benefits from stunning views over countryside and farmland from it's very own private balcony. There are ample country walks and plenty of areas to run or cycle, one being the River Wey, only a short walk away.

Further details regarding the lease, ground rent and service charge are available upon request.

Location

Kingsmoor Park is in a prime location, situated in the Westfield area of Woking, with superb commuter links via the M25 and M3 as well as to Heathrow and Gatwick airports.

Best of all for London commuters, Woking station provides a frequent service into Waterloo that takes less than half an hour. Woking itself has a thriving town centre with two covered shopping centres, theatres, cinemas and restaurants plus great nightlife along the Chertsey Road.

Ground Floor

Communal Entrance - The block has a secure entry phone system, allowing you to screen visitors, whilst a choice of stairs or a passenger lift provide access to the top floor.

Second Floor

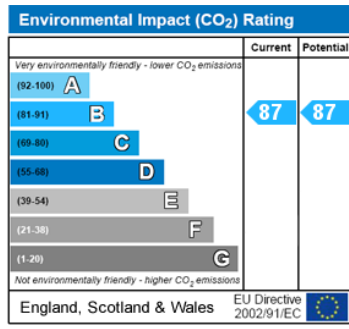
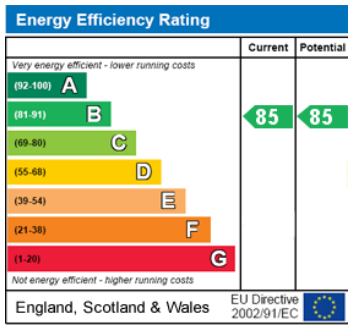
Accommodation - A personal front door opens to a large entrance hallway with access to all principle rooms. The open plan reception room has clear living and dining areas as well as access to the private balcony, The white high gloss fitted kitchen has integrated appliances including a double oven and dishwasher.

The double aspect master bedroom has a built in wardrobe and ensuite shower room and there are two further good sized bedrooms along with a further three piece bathroom.

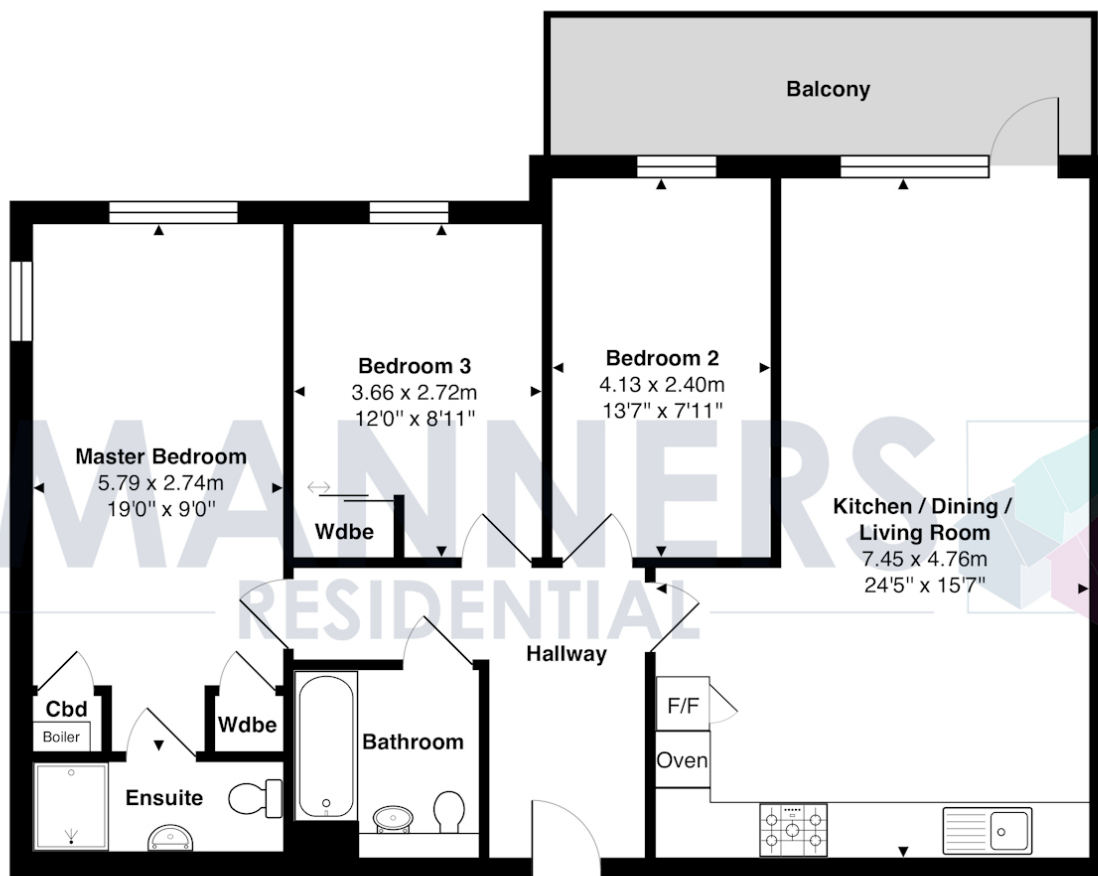
Exterior

Outside - You have the benefit of one allocated parking space behind secure gates as well as visitor parking bays to the front. There is also a secure communal storage room for keeping your bicycle. Kingsmoor Playground is also a short walk away.





Additional Information: These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



2nd Floor

Total Approx. Gross Internal Area 83.5 m² ... 898 ft² (excluding balcony)

All measurements are approximate and for display purposes only. Not to scale.