



Century Court, Woking, GU21 6DF  
£345,000 Leasehold

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A substantial and hugely impressive first floor apartment walking distance of Woking town centre and station. With allocated parking, this property further benefits from views over Woking and access onto the Basingstoke Canal's picturesque towpath. This home features a reception hall, large living room with dining and family room / study areas. Two double bedrooms; including a principal with en-suite, a family bathroom, and a fitted kitchen with space for freestanding appliances. The complex is secure with an entry phone system.

Woking's shops, restaurants and cultural venues are all close by. This location blends convenience with natural surroundings. A strong selection of state and independent schools further enhances its practicality. A rare opportunity to secure a spacious apartment, viewings are strongly advised.

Council tax band -D  
Lease term 125yrs with 98yrs remaining.  
Ground rent £315.72 pa  
Service Charge £2387 pa



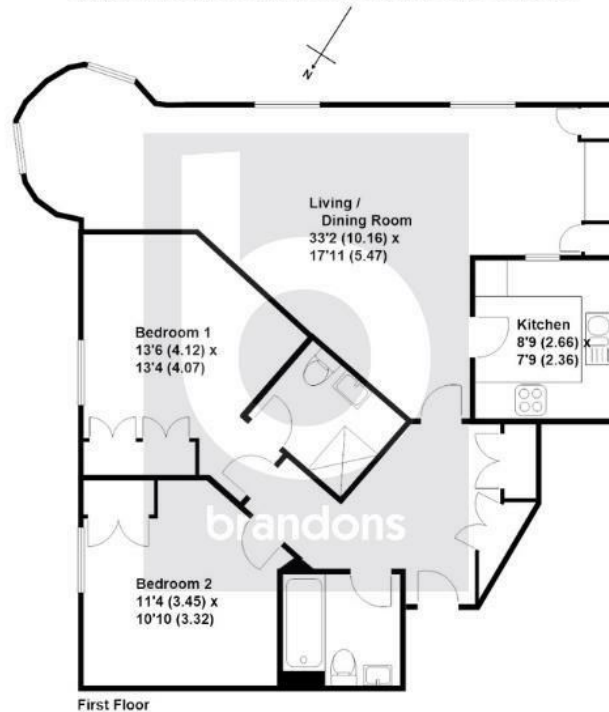


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**Century Court, Woking**  
Approximate gross internal floor area 891 sq/ft - 82.8 m/sq



These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
by brandons Estate Agents, and no guarantee is given to their operational ability or efficiency.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

