



Flat 2 24 College Road Woking, Surrey GU22 8BU **£1,395 PCM Unfurnished**

A contemporary spacious ground floor flat with parking and communal gardens in Woking town centre. The accommodation comprises: entrance hall; double bedroom with fitted wardrobes; modern bathroom with shower over the bath; modern open plan kitchen/dining areas with appliances; large reception room with door to garden; one parking space; EPC D/68; Council tax band C; The flat is a short walk from Woking town centre with its excellent range of shops, restaurants and leisure facilities. Woking is a few miles from the M25 and M3 motorways. Both Gatwick and Heathrow Airports are easily accessible by road and also there is the Rail/Air coach link serving Heathrow direct from Woking train station. Trains from Woking station depart for London Waterloo every eight minutes at peak times during the week, and every 15 minutes at weekends.



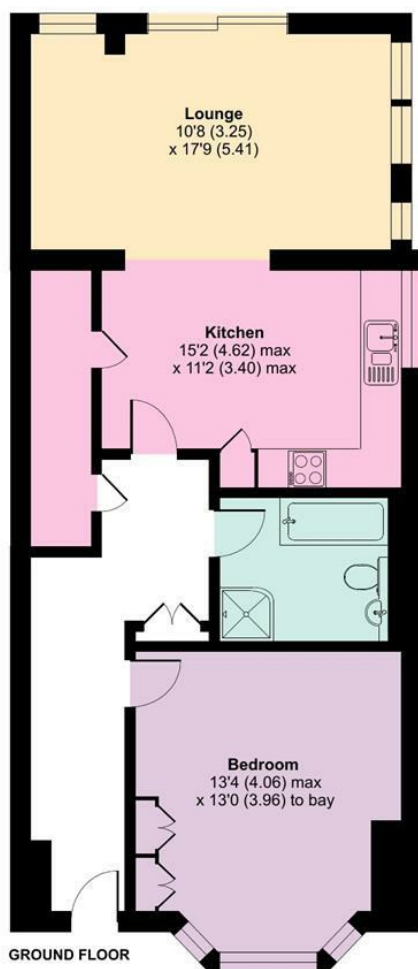
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Material Information

Wills & Smerdon

Approximate Area = 802 sq ft / 74.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2022. Produced for Wills and Smerdon. REF: 838080

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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