

CURCHODS



Flat 6, Hornbeam House, Acer Grove

Woking, Surrey, GU22 9FJ

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price £400,000

Leasehold



No onward chain A particularly impressive two-bedroom penthouse apartment within a small block of 7 apartments. Built by Crest Nicholson in 2015, the property combines contemporary living with an exceptional amount of outdoor space and an enviable elevated position.

The centrepiece of the apartment is the superb open-plan kitchen, sitting and dining room, which is flooded with natural light from extensive glazing and opens directly onto a large balcony. The contemporary kitchen is fitted with sleek white cabinetry, integrated appliances and a useful breakfast bar, while the generous sitting and dining area provides an excellent space for both relaxing and entertaining.

The principal bedroom is a particularly attractive room, benefiting from extensive floor-to-ceiling glazing, excellent natural light and direct access to the balcony. The second bedroom is also a generous double, while the accommodation is served by two well-appointed bathrooms, including an en suite to the principal bedroom.

The apartment benefits from a number of thoughtful enhancements, including custom-made blackout blinds and a mechanical ventilation system, while being fully electric. Built-in wardrobes in the bedrooms.

Outside, the substantial balcony is a genuine extension of the living space and provides an excellent setting for outdoor dining or simply enjoying the views. The property also benefits from allocated parking, with additional visitor bays available nearby.



Service charge: £1,557 inc building insurance
Ground rent: £456 pa
Lease: 114 yrs remaining

EPC To be confirmed | Council Tax Band D

Key Features

- No onward chain
- Impressive two-bedroom penthouse apartment
- Built by Crest Nicholson in 2015
- Exceptional wraparound balcony
- Spacious open-plan kitchen, sitting and dining room
- Principal bedroom with private balcony access
- Two bathrooms
- Custom-made blackout blinds
- Air ventilation system
- Allocated parking

Additional Information

We have been informed by the vendor the property benefits from mains electric, water & drainage.

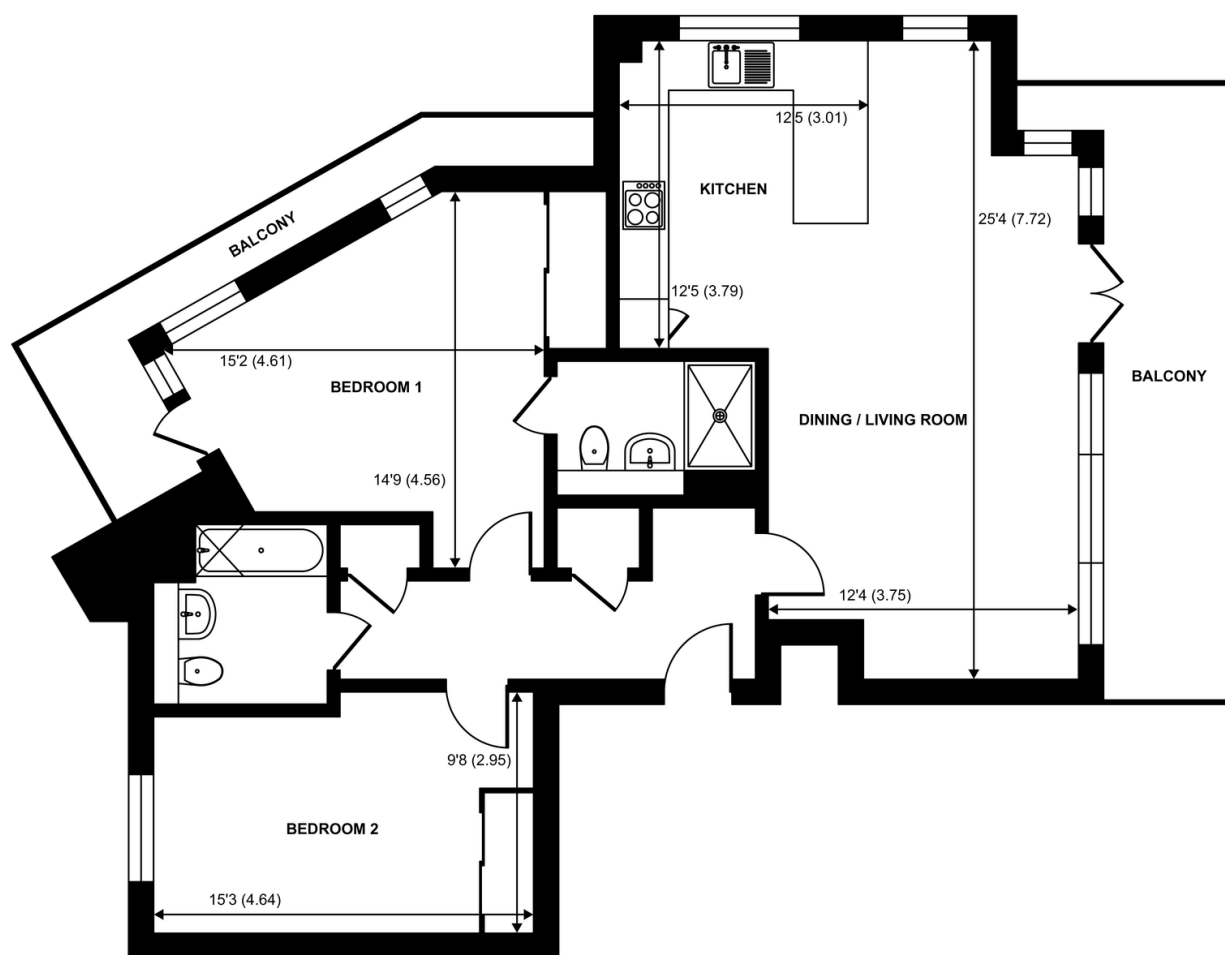
Location

Acer Grove forms part of a modern residential development in the popular Kingfield area of Woking, conveniently positioned for local amenities, schools and Woking town centre. Woking offers an extensive range of shops, restaurants, cafés, leisure facilities and entertainment, together with its mainline station providing regular services to London Waterloo. The surrounding area also offers excellent recreational opportunities, with Woking Park, local sports facilities and the Basingstoke Canal all within easy reach. The development is particularly well suited to commuters and professionals seeking a modern penthouse apartment with excellent living space, outdoor accommodation and allocated parking.



Approximate Area = 888 sq ft / 82.4 sq m

For identification only - Not to scale



SECOND FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Simpsons Estate Agents by Curchods. REF: 1527512

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Reference: CWG260505