CURCHODS







18 Abingdon Court, Heathside Road

Woking, GU22 7EU

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Guide Price £285,000

Leasehold



Immaculately presented and ready to move straight into, this spacious two-bedroom apartment has been fully refurbished for sale, including full redecoration, brand new carpets and blinds throughout, new kitchen appliances and a newly fitted shower. The result is a fresh, well-presented home requiring no immediate work from its next owner.

Situated on the first floor of a secure gated development, with lift access, the apartment offers larger than average accommodation of approximately 835 sq ft. The particularly generous sitting/dining room provides excellent space for both relaxing and entertaining, with ample room for a dining area.

The adjoining fitted kitchen offers a good range of units and work surfaces, complemented by the new appliances. There are two well-proportioned bedrooms with en-suite to principal bedroom and a separate family bathroom, while plenty of useful storage adds to the apartment's practicality.

Further benefits include allocated underground parking and the convenience of Woking railway station, approximately six minutes' walk away. The town centre and its extensive range of shops, restaurants and amenities are also within easy reach.

Offered to the market with no onward chain, this is an excellent opportunity to acquire a spacious, beautifully refreshed apartment in a highly convenient Woking location.





Lease length: 102yrs
Ground rent: £180 pa
Service charge: £3,430 pa

EPC C | Council Tax Band C

Key Features

- Fully refurbished spacious two-bedroom apartment
- Particularly generous sitting room
- Modern fitted kitchen with integrated cooking appliances
- Ensuite to principal bedroom
- Allocated parking
- Secure gated development
- Lift access
- Approximately six minutes' walk from Woking railway station
- Offered to the market with no onward chain

Additional Information

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

Location

Abingdon Court occupies an enviable position on Heathside Road, one of Woking's most desirable residential addresses, just a short walk from the vibrant town centre and its excellent range of shops, restaurants, cafés and leisure facilities.

For commuters, Woking mainline railway station is within easy walking distance, providing a fast and frequent service to London Waterloo in approximately 25 minutes, making it an ideal location for those travelling into the capital.

The area also benefits from excellent road connections via the A320, A3 and M25, offering convenient access to London, Heathrow and Gatwick airports, as well as the wider motorway network.



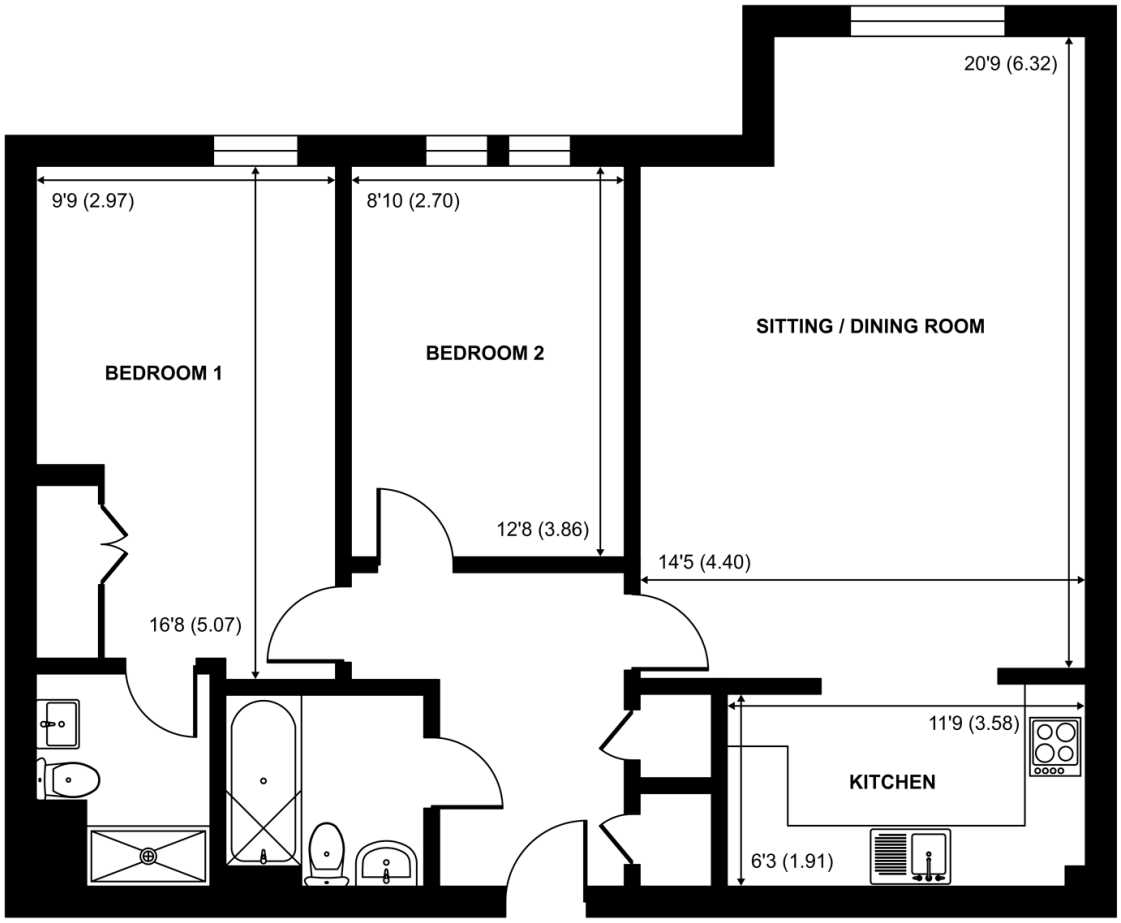




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Approximate Area = 835 sq ft / 77.5 sq m

For identification only - Not to scale



FIRST 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 ta Curchods. REF: 1540850

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