CURCHODS







8 Craigmore Tower, Guildford Road

Woking, Surrey, GU22 7RB

2 Bedrooms | 1 Bathroom | 1 Reception Room

Guide Price £280,000

Leasehold



A beautifully presented two-bedroom apartment offering 827 sq ft of well-proportioned accommodation, a private balcony, residents' parking and a private garage – all within a 10-minute walk of Woking railway station. Having been maintained to an exceptional standard by the current owners, the property benefits from a recently refitted kitchen and contemporary new bathroom, creating an inviting home ready to move straight into.

Occupying a second-floor position within Craigmore Tower, the apartment offers notably generous proportions throughout. A welcoming entrance hall leads through to the spacious sitting/dining room, which provides ample space for both relaxing and entertaining, with doors opening onto the private balcony – an appealing extension of the living space.

The separate kitchen has been recently refitted with smart contemporary cabinetry, wood surfaces and integrated cooking appliances. Both bedrooms are generous doubles, measuring approximately 13 feet in length, while the recently updated bathroom features a modern walk-in shower, vanity unit and contemporary fittings. Useful study area to cater for working from home.

A particularly attractive feature is the provision of both residents' parking and a private garage, offering valuable convenience and additional storage.





Lease length: 108 yrs
Ground rent: £60 pa
Service charge: £4,000 pa

EPC C | Council Tax Band C

Key Features

- Well-presented second-floor apartment extending to approximately 827 sq ft
- Two generous double bedrooms
- Spacious sitting/dining room with access to a private balcony
- Recently refitted kitchen with contemporary cabinetry
- Stylish, recently updated bathroom
- Exceptionally well maintained by the current owners
- Residents' parking
- Private garage
- Approximately 10 minutes' walk from Woking railway station

Location

Craigmore Tower is conveniently positioned for Woking town centre, with its extensive range of shopping, restaurants, cafés and leisure facilities. Woking railway station is approximately a 10-minute walk away, providing regular direct services to London Waterloo and making the apartment particularly appealing to commuters. The surrounding area also offers access to local amenities, green spaces and the wider Surrey countryside.

Additional Information

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



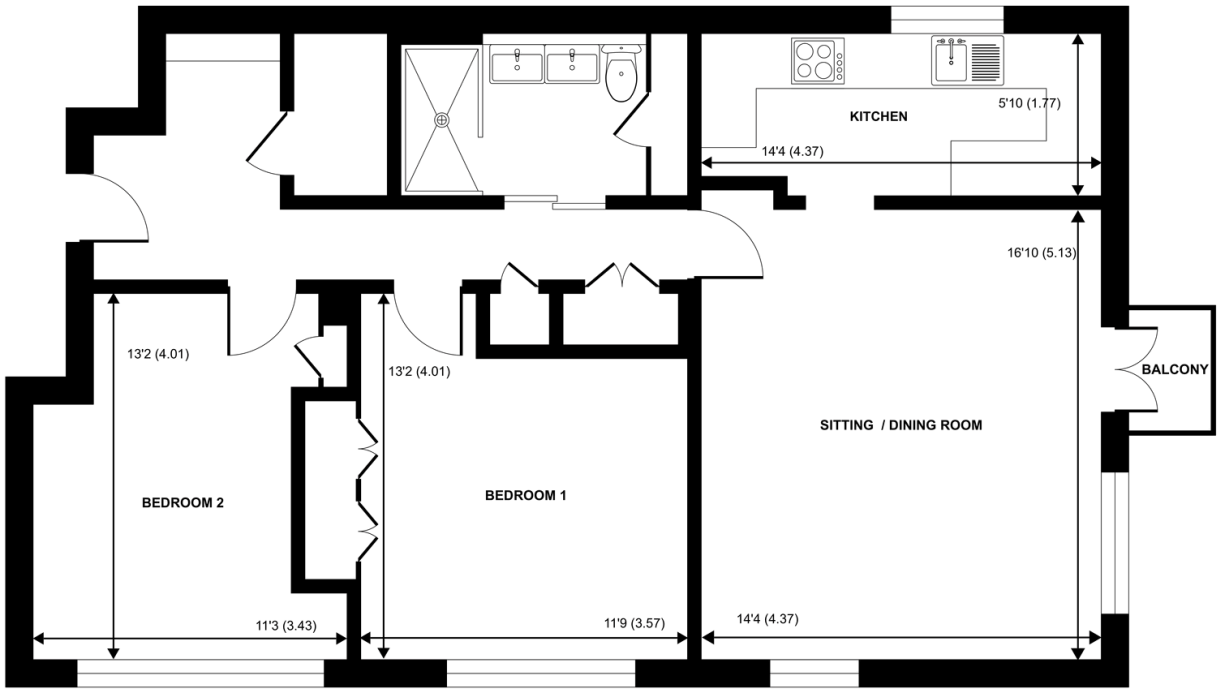




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Approximate Area = 827 sq ft / 76.8 sq m

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 ta Curchods. REF: 1535296

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