

ALEXANDER RUMSEY
REAL ESTATE

Monument Road, Woking, GU21

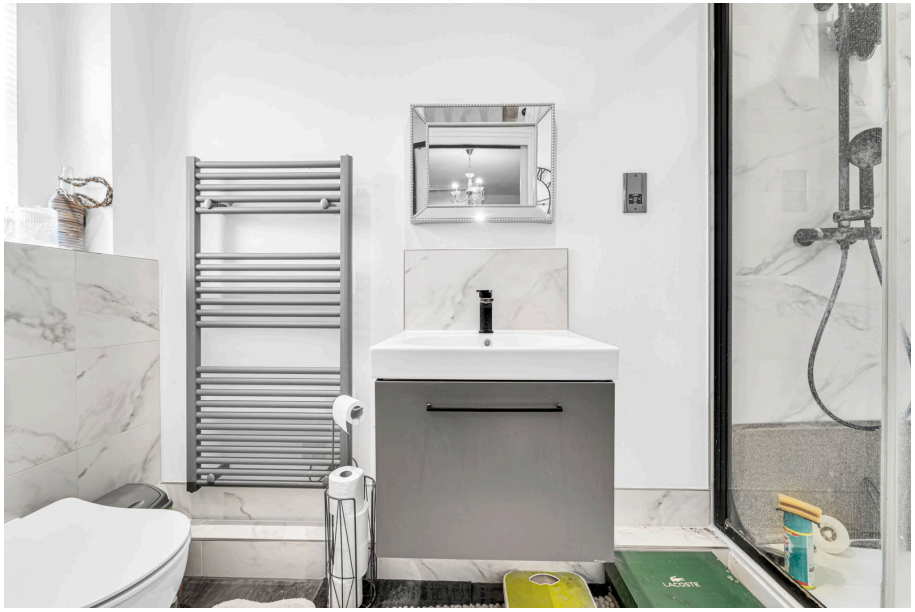
Guide Price £355,000

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A well-presented and generously proportioned two-bedroom first floor flat, offered in good order throughout and ideal for first-time buyers, downsizers or investors alike.

Extending to approximately 70.42 sq m (758 sq ft), the property features a superb open-plan living/dining room and kitchen measuring an impressive 23'4 x 19'11 (7.10m x 6.05m). This bright and versatile space provides ample room for both relaxing and entertaining, with clearly defined areas for cooking, dining and lounge furniture.

The accommodation comprises two well-balanced bedrooms, including a spacious principal bedroom (11'9 x 10'1) which benefits from its own en-suite shower room, creating a comfortable and private retreat. The second bedroom (12'3 x 9'0) is also a generous size and would work equally well as a guest room, nursery or home office.

In addition to the en-suite, there is a contemporary main bathroom accessed from the hall, along with useful built-in storage cupboards that enhance the practicality of the layout. The flat is neatly arranged off a central hallway, providing good separation between the living space and sleeping accommodation.

Presented in good decorative order throughout, the property is ready for immediate occupation. Early viewing is highly recommended to fully appreciate the space and layout on offer.

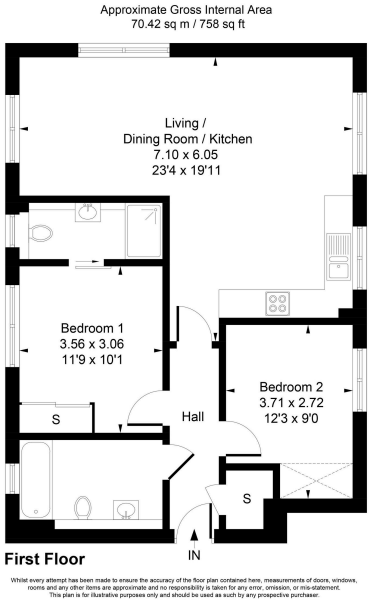
Service Charge: £1454 PA

Ground Rent: £217 PA

Lease Length: 120 Years Remaining







- Well-presented two-bedroom first floor flat
- Approx. 70.42 sq m / 758 sq ft of internal space
- Impressive open-plan living/ dining/kitchen (23'4 x 19'11)
- Bright and spacious main living area, ideal for entertaining
- Modern fitted kitchen with ample worktop and storage space
- Generous principal bedroom (11'9 x 10'1)
- Well-proportioned second bedroom (12'3 x 9'0), ideal as guest room or home office
- Modern Family Bathroom & En-Suite To The Main Bedroom
- Useful hallway storage cupboards
- Offered in good order throughout and ready to move into



