



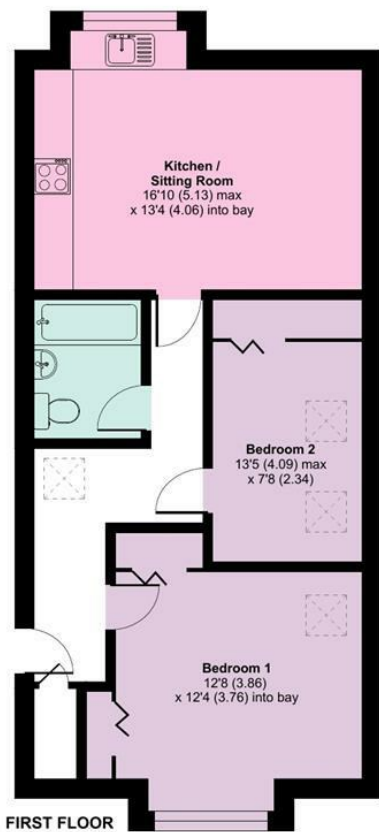
Flat 5, 24 College Road Woking, GU22 8BU **£1,400 PCM Unfurnished**

Well presented second floor flat with parking and communal gardens in Woking town centre. The accommodation comprises: entrance hall; open plan kitchen/living room; two bedrooms; modern bathroom with shower over the bath; one parking space; EPC B/81; Council tax band C; Sorry no pets. 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 RailAir 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.



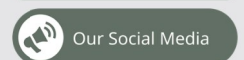
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Approximate Area = 637 sq ft / 59.2 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © ncthemcom 2025. Produced for Wills and Smerdon. REF: 1302246

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



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