



Flats 1 - 6, 24 College Road, Woking, GU22 8BU
£1,950,000





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We are pleased to present a rare opportunity to acquire the freehold interest of a well-maintained block of six residential apartments, located in a prime position in Woking. This investment offers a fully tenanted, income-generating asset in a highly sought-after commuter location, situated just a 10-minute walk from Woking's mainline train station and town centre.

The Property

The development comprises a purpose-built block of six self-contained apartments, currently held under Assured Shorthold Tenancies (ASTs), offering immediate rental income for the incoming investor.

Accommodation Breakdown:

- Ground Floor: 2 x spacious one-bedroom apartments.
- First Floor: 2 x two-bedroom apartments.
- Top Floor: 2 x two-bedroom apartments.

Key Features:

- **Freehold Interest:** The sale includes the freehold interest of the entire building.
- **Excellent Connectivity:** Located within a 10-minute walk of Woking Train Station, providing fast and efficient links to London Waterloo and the wider South East—a significant draw for professional tenants.
- **Proximity to Amenities:** Situated within easy reach of Woking's vibrant town centre, offering extensive retail, dining, and leisure facilities.
- **Parking Provision:** The property benefits from dedicated parking at both the front and the rear, a significant asset for residents in this area.
- **Investment Potential:** A robust, established rental asset suitable for investors seeking a stabilized income stream with strong demand for high-quality rental accommodation in the Surrey area.

Viewing and Further Information

This is an excellent addition to any property portfolio. For full details regarding current rental yields, tenancy schedules, and to arrange a formal viewing of the development, please contact the agent.



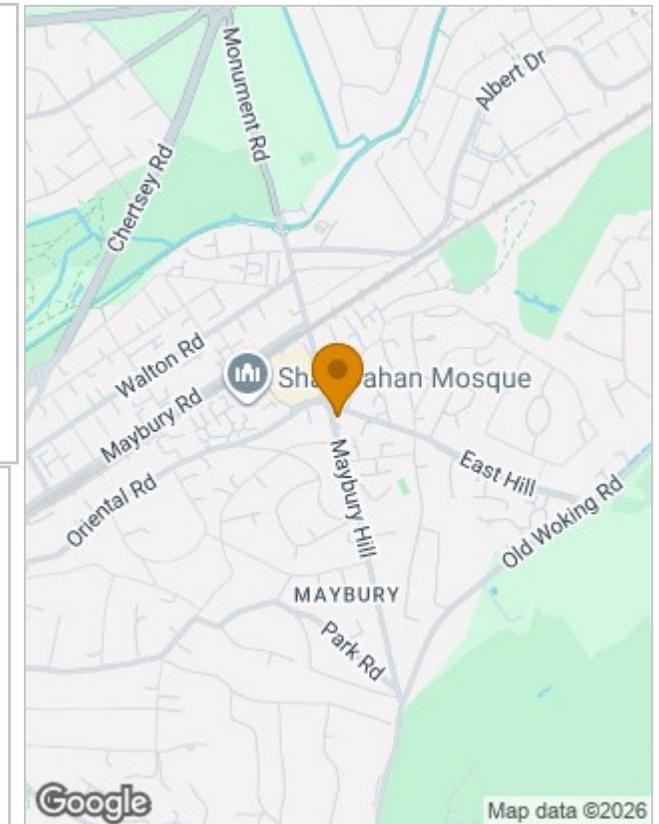




Floor Plans



Location Map



Energy Performance

- EPC Flat 1 - C80
- EPC Flat 2 - B81
- EPC Flat 3 - B82
- EPC Flat 4 - B82
- EPC Flat 5 - B81
- EPC Flat 6 - B81

Viewing

Please contact our Rivendell Estates Office on 01373 489 888 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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