

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £215,000

Maybury Mews, Maybury Road, Woking, Surrey, GU21 5JQ



### KEY FEATURES

- ONE BEDROOM PURPOSE BUILT APARTMENT
- OPEN PLAN LIVING ROOM/KITCHEN
- LUXURIOUSLY APPOINTED KITCHEN & BATHROOM
- WOOD FLOORING TO HALL & LIVING AREA
- GAS CENTRAL HEATING & DOUBLE GLAZING
- SOLAR POWERED WATER HEATING
- WALKING DISTANCE TO STATION
- CENTRAL POSITION
- BALANCE OF 999 YEAR LEASE
- EPC RATING:- C80

## Description

PROPERTY TOUR AVAILABLE - This well presented one bedroom top floor apartment forms part of a sought after small development constructed in 2008 by Nicholas King Homes, providing bright and luxuriously appointed accommodation, a high energy efficiency rating, as well as a convenient central position within walking distance of the town centre and mainline station. Held on the balance of a 999 year lease, it is sure to appeal to commuters & investment buyers looking for a purpose built apartment in a central position.

## Ground Floor

**Communal Entrance Hall** - With security entry phone system, stairs to first floor landing and door to:

## Second Floor

**Entrance Hall** - With wood flooring, radiator, security entry phone, coved ceiling, access to part boarded loft space, cupboard housing gas fired boiler, and separate cupboard housing hot water cylinder. N.B There is a dedicated solar panel on the roof of the block providing an additional source of hot water to the flat.

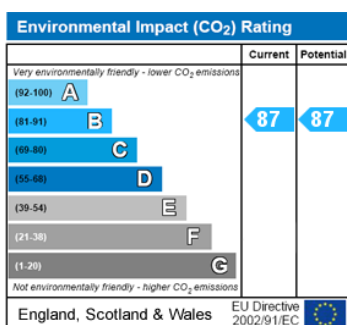
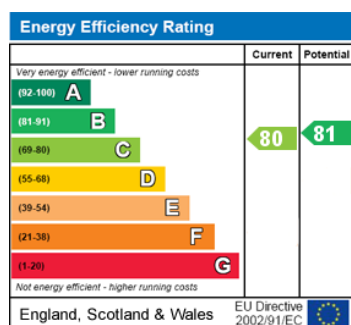
**Open Plan Living Area** - 20' 0" x 9' 10" (6.1m x 3.02m) Narrowing to 6' 08" with wood flooring throughout. Living Area: 10' 10" x 10' 0" with double glazed windows to front, double radiator & coved ceiling. Kitchen Area: 8' 09" x 6' 08" Fitted with a range of beech fronted units comprising 1.5 bowl single drainer sink unit with mixer tap, adjacent work surface areas with inset four ring hob, with matching stainless steel oven beneath and extractor hood above. Range of base level cupboards and drawers with integrated washing machine, dishwasher and fridge/freezer, matching eye level units, recessed spotlights, coved ceiling, extractor fan.

**Bedroom** - 10' 9" x 9' 11" (3.29m x 3.03m) With double glazed windows to front, radiator, double built in wardrobe with sliding doors, coved ceiling.

**Bathroom** - Fitted with a white suite comprising; panel enclosed bath with mixer tap, with separate shower above and fitted shower screen, low level w.c. and pedestal mounted washhand basin, radiator, extensive wall tiling, ceramic floor tiling, recessed spotlights and extractor fan.

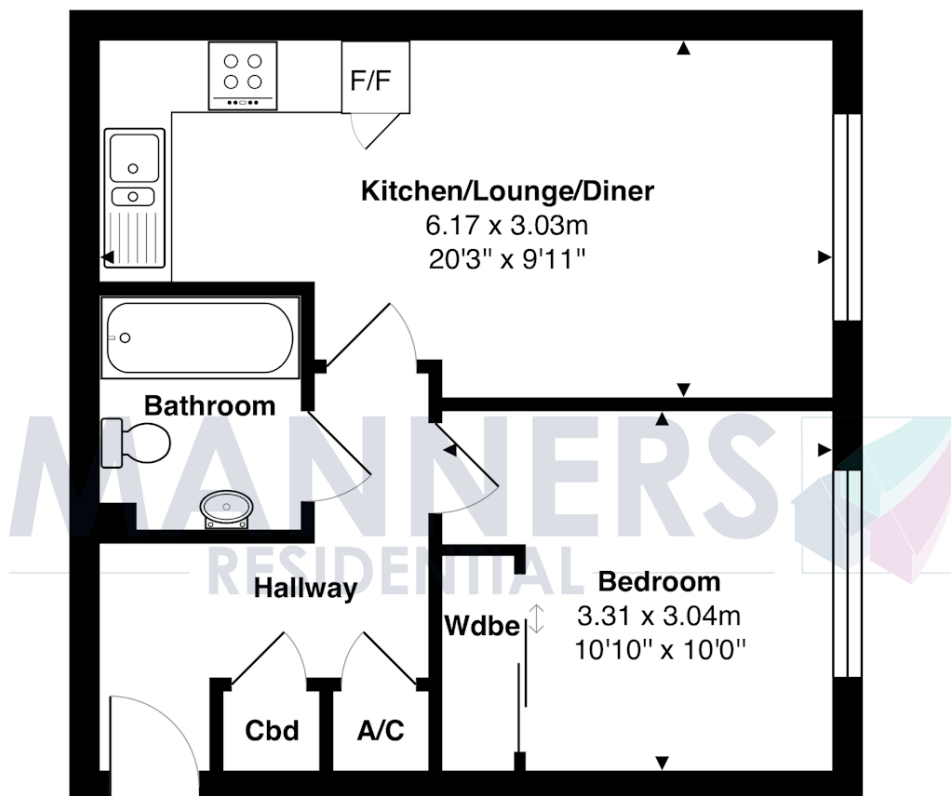
## Exterior

**Outside** - The flat is set amongst well maintained communal gardens.



**Additional Information:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.

Further details regarding the lease, service charge and ground rent area available upon request.



### 2nd Floor

Total Approx. Gross Internal Area 38.2 m<sup>2</sup> ... 411 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale.