

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - Guide Price £140,000

The Shops, Kingfield Road, Woking, Surrey, GU22 9EH



### KEY FEATURES

- FIRST FLOOR MAISONNETTE • PRIVATE GARDEN AREA • SPLIT LEVEL • ONE BEDROOM • TWIN ASPECT LIVING ROOM • RECENTLY REFITTED BATHROOM • DOUBLE GLAZING • BALANCE OF 999 YEAR LEASE • EPC RATING: F35 • SCOPE FOR ALTERATION AND IMPROVEMENT

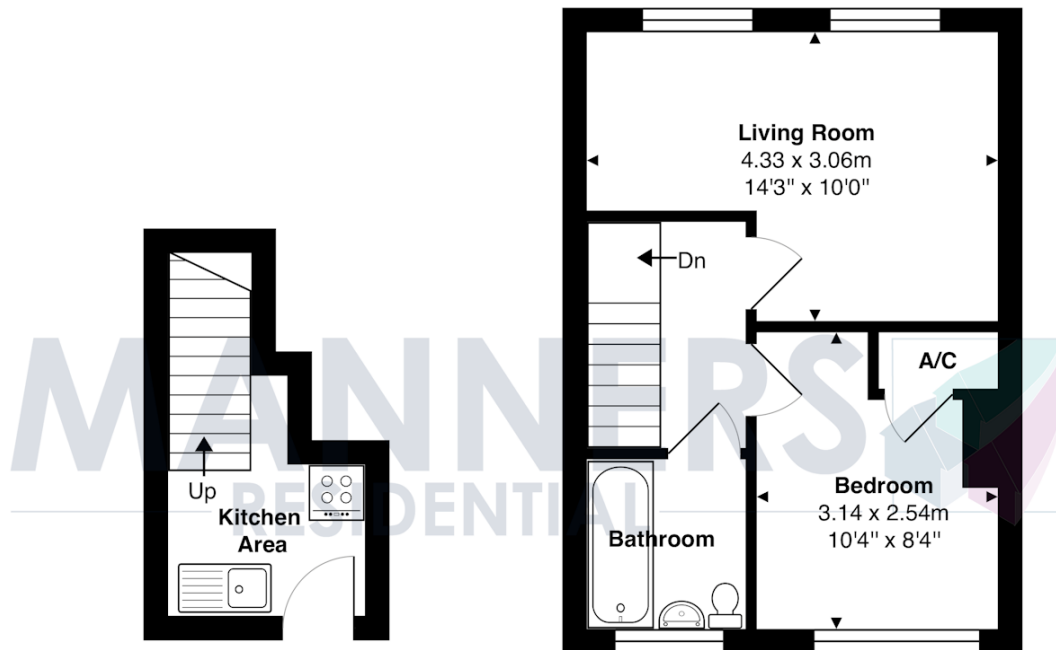
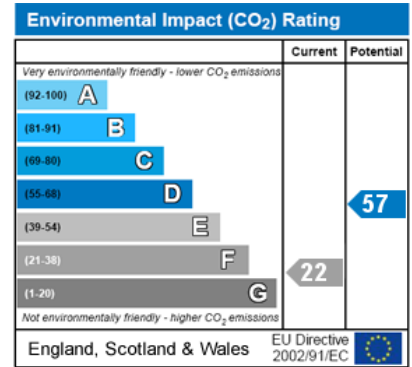
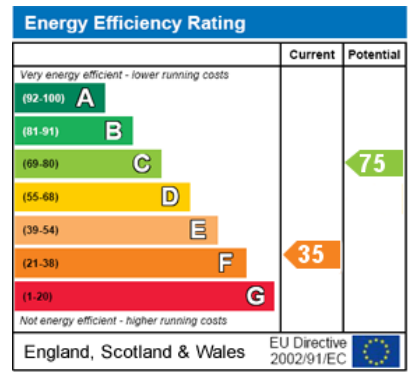
## Description

This one bedroom first floor maisonette is held on the balance of a 999 year lease, has it's own enclosed garden, and offers scope for internal alteration and improvement. Located above retail premises in Old Woking, the property is ideally situated for local shops and recreational facilities in the Kingfield area, whilst Woking town centre is easily accessible by road, or on foot through Woking Park.

The property is approached via a pathway to the rear of the shops, leading to an enclosed private garden. The accommodation, which has been freshly decorated is situated over two floors. On the ground floor there is a small kitchen area with stairs leading to a galleried first floor landing, which gives access to a twin aspect living room...

**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.



**Ground Floor**

Approx. Gross Internal Area 5.7 m<sup>2</sup> ... 61 ft<sup>2</sup>

**1st Floor**

Approx. Gross Internal Area 27.4 m<sup>2</sup> ... 295 ft<sup>2</sup>

Total Approx. Gross Internal Area 33.1 m<sup>2</sup> ... 356 ft<sup>2</sup>

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