

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £275,000

Northfleet Lodge, Claremont Avenue, Woking, Surrey, GU22 7RL



KEY FEATURES

- TWO BEDROOM TWO BATHROOM APARTMENT
- GOOD SIZED LIVING ROOM
- TWO DOUBLE BEDROOMS
- EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- UNDERGROUND CAR PARKING SPACE
- LEASEHOLD
- EPC RATING:- C77

Description

Forming part of a sought after and traditionally styled development within walking distance of Woking town centre and main line station, this spacious two bedroom, two bathroom apartment is gas centrally heated, double glazed and offers secure underground car parking.

Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex. Also within walking distance you can find Woking leisure centre, swimming pool, park, Woking FC and David Lloyd Health Club.

The property has a long and proven track record in the Woking rental market and is sure to appeal to owner occupiers, commuters and buy to let investors.

Details regarding the lease, ground rent and service charge are available upon request.

Ground Floor

Communal Entrance Hall - With security entry system, stairs leading to underground car parking area and door to private entrance hall

Private Entrance Hall - With radiator, cloaks cupboard, cupboard housing gas fired boiler, and doors to all principal rooms.

Living Room - 18' 0" x 10' 6" (5.51m x 3.22m) With double glazed bay window to front, radiator, ornamental fireplace, central heating thermostat.

Kitchen - 10' 9" x 5' 11" (3.28m x 1.82m) Fitted with a range of oak fronted units with laminate work surface areas with inset stainless steel sink, and tiled splash backs and vinyl floor covering. Integrated oven & hob with extractor over, integrated fridge/freezer and space for washing machine.

Bedroom One - 17' 0" x 8' 5" (5.2m x 2.58m) With double glazed window to front, built in wardrobes, radiator and door to en-suite shower room.

En Suite Shower Room - With double glazed window to side and fitted with a white suite comprising: Oversized shower cubicle, low level w.c. and pedestal mounted wash hand basin, shaver point and vinyl flooring.

Bedroom Two - 15' 7" x 7' 9" (4.77m x 2.38m) With double glazed window to front and radiator.

Bathroom - Fitted with a white suite comprising panel enclosed bath with shower over and screen, pedestal mounted wash hand basin, low level w.c., radiator, shaver point and vinyl floor covering.

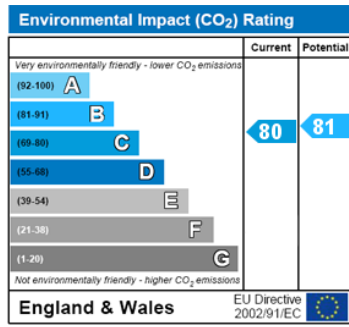
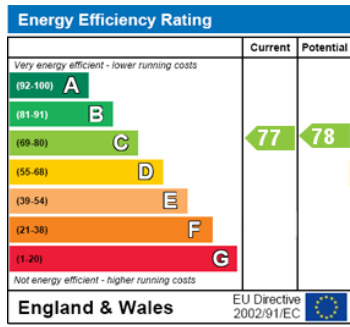
Basement

Parking - The underground residents car parking area is accessed via electric gates and offers pedestrian access via the communal entrance hall. There is one ALLOCATED PARKING SPACE.

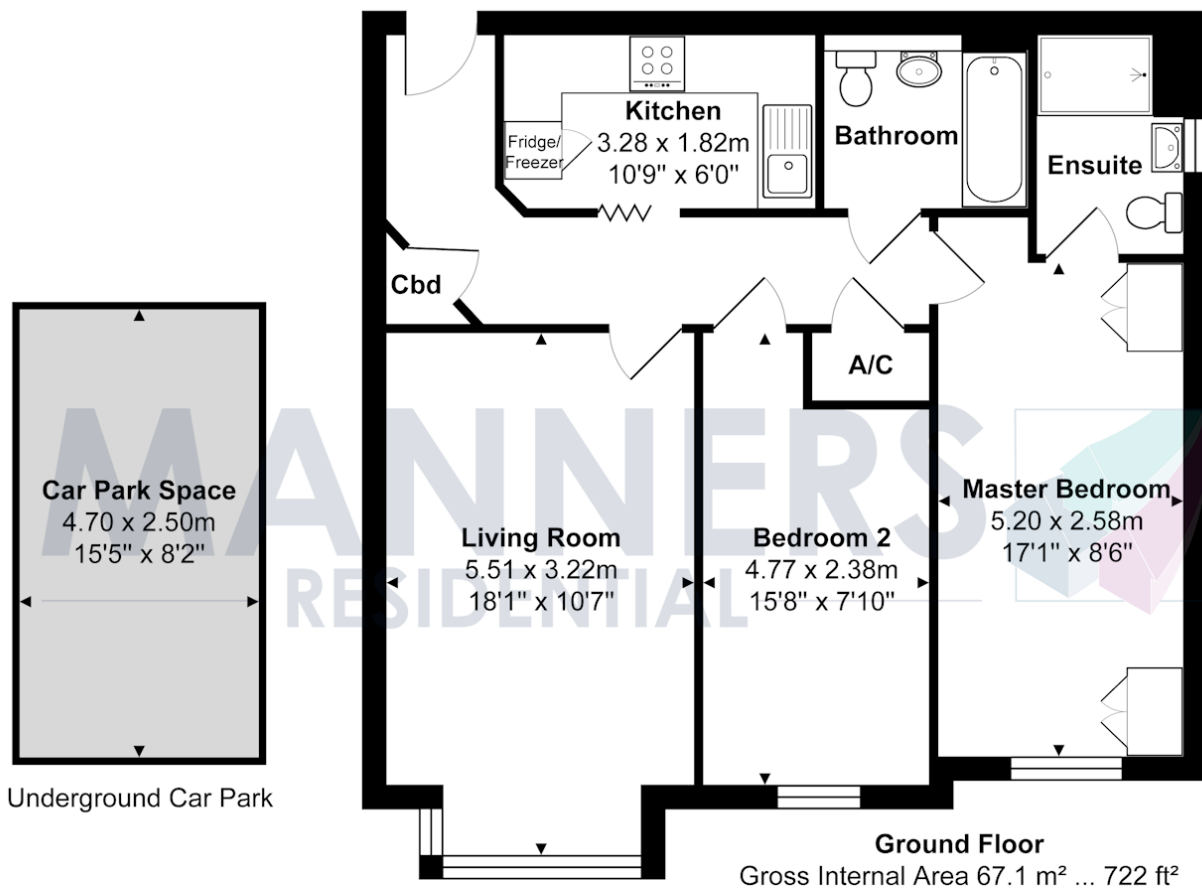
Exterior

Outside - Norhtfleet Lodge set amongst well kept communal grounds with a residents garden area to the rear.





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.



Total Approx. Gross Internal Area 67.1 m² ... 722 ft²

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