

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £270,000

Elmcroft, Fairview Avenue, Woking, Surrey, GU22 7NX



KEY FEATURES

- CLOSE TO THE TOWN CENTRE
- LARGE LIVING ROOM
- BALCONY
- KITCHEN
- TWO DOUBLE BEDROOMS
- REFITTED BATHROOM
- ELECTRIC HEATING
- GARAGE IN BLOCK
- LEASEHOLD
- EPC RATING:- D68

Description

A spacious and well presented two bedroom flat with its own private balcony overlooking well kept communal gardens, located in a favored central position within a short walk of the town center and mainline station.

The spacious accommodation comprises, communal hall with security entry system, private entrance hall, large living room with balcony, modern kitchen with appliances, two double bedrooms, refitted bathroom with shower, good decorative order, electric heating system, garage in nearby block.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		82
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		70
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



Total Approx. Gross Internal Area 57.1 m² ... 615 ft² (excluding balcony)

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