

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £220,000

Alwyne Court, Brewery Road, Woking, Surrey, GU21 4ND



### KEY FEATURES

- CHAIN FREE • SPACIOUS ONE BEDROOM APARTMENT • REFITTED MODERN KITCHEN • MODERN THREE PIECE BATHROOM • BEDROOM WITH BUILT IN WARDROBE • DOUBLE GLAZING • RECENTLY REPLACED ELECTRIC HEATING • RELIABLE BUY TO LET INVESTMENT • GARAGE • SHARE OF FREEHOLD

## Description

A particularly spacious one bedroom first floor apartment located in a highly convenient and favored position within a very short walk of Woking town center and mainline station.

The accommodation comprises communal hall, private entrance hall, large living room, refitted kitchen with appliances, large double bedroom, modern bathroom suite, neutral décor and carpets, upvc double glazing, electrical heating system replaced in 2019, garage.

Lease details available upon request.

## Ground Floor

**Outside** - Garage in a block.

## First Floor

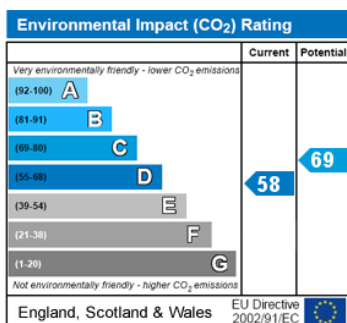
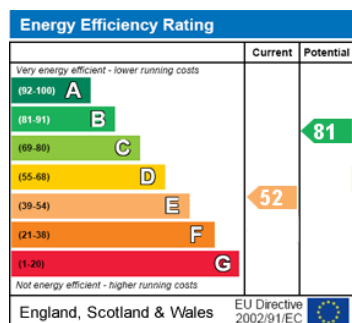
**Private Entrance Hall** - With Dimplex wall mounted electric heater, security entry phone, cloaks cupboard and doors to all rooms.

**Kitchen** - With double glazed window to front, and range of refitted units comprising: single bowl single drainer sink unit with mixer tap, adjacent roll top laminate work surface areas incorporating four ring electric hob with oven beneath and extractor hood above, range of base level cupboards and drawers and matching eye level units, space for washing machine and fridge freezer, vinyl floor covering, wall tiling, wall mounted electric heater, cupboard housing hot and cold water tanks.

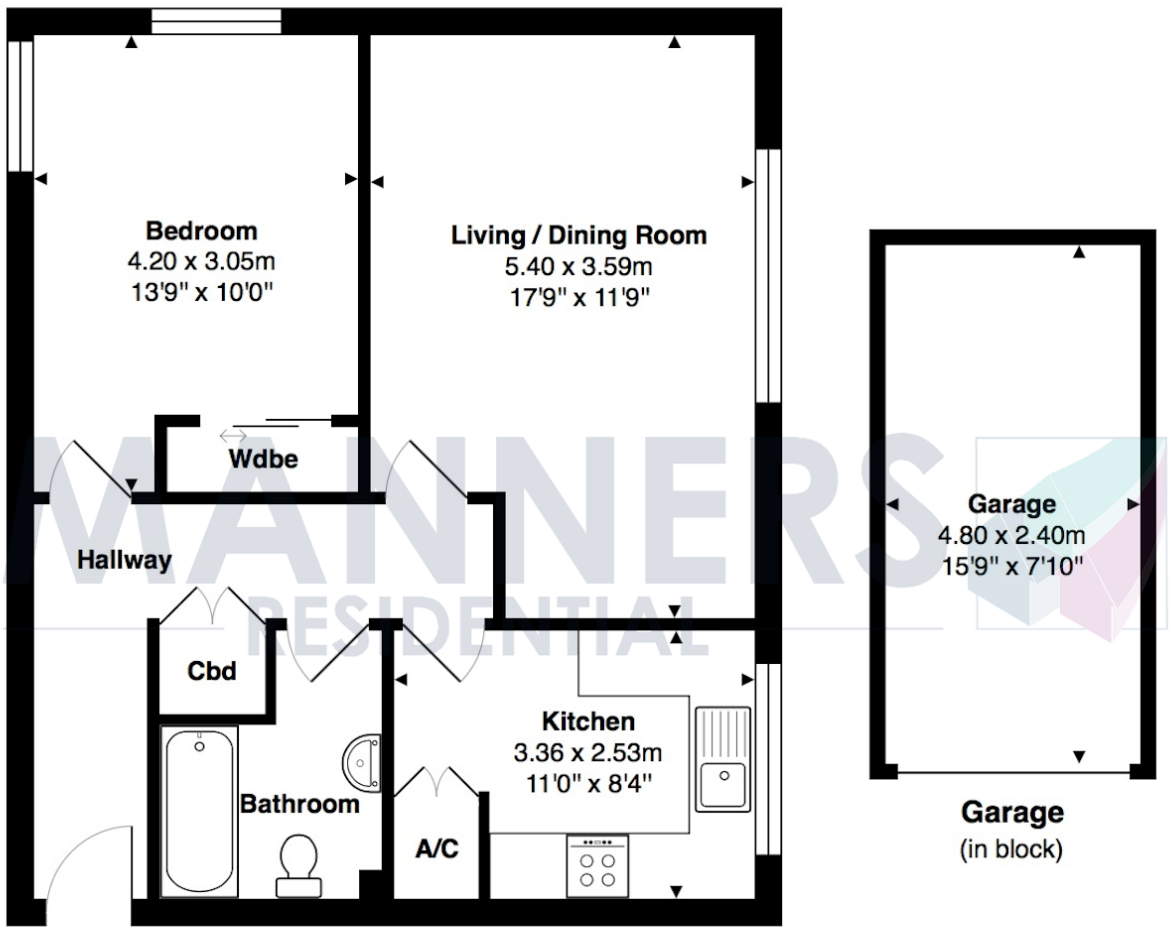
**Living Room** - With double glazed window to front & Dimplex wall mounted electric heater.

**Bedroom** - Double aspect room with double glazed window to rear and side, Dimplex wall mounted electric heater, large built in wardrobe.

**Bathroom** - With refitted white suite comprising panel enclosed bath with separate shower above, low level w.c and pedestal mounted wash hand basin, part tiled walls, vinyl floor covering, extractor fan, Dimplex wall mounted heater, heated towel rail.



**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.



**1st Floor**

Total Approx. Gross Internal Area 54.5 m<sup>2</sup> ... 586 ft<sup>2</sup> (excluding garage)

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