

MANNERS

RESIDENTIAL

3 Bedroom Flat for Sale - £285,000

Hill View Court, Hill View Road, Woking, Surrey, GU22 7QW



KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING/DINING ROOM • BALCONY • FITTED KITCHEN • THREE BEDROOMS • PLENTY OF STORAGE CUPBOARDS • BATHROOM WITH SEPARATE W.C • GARAGE IN A BLOCK • SHARE OF FREEHOLD • EPC RATING:- D66

Description

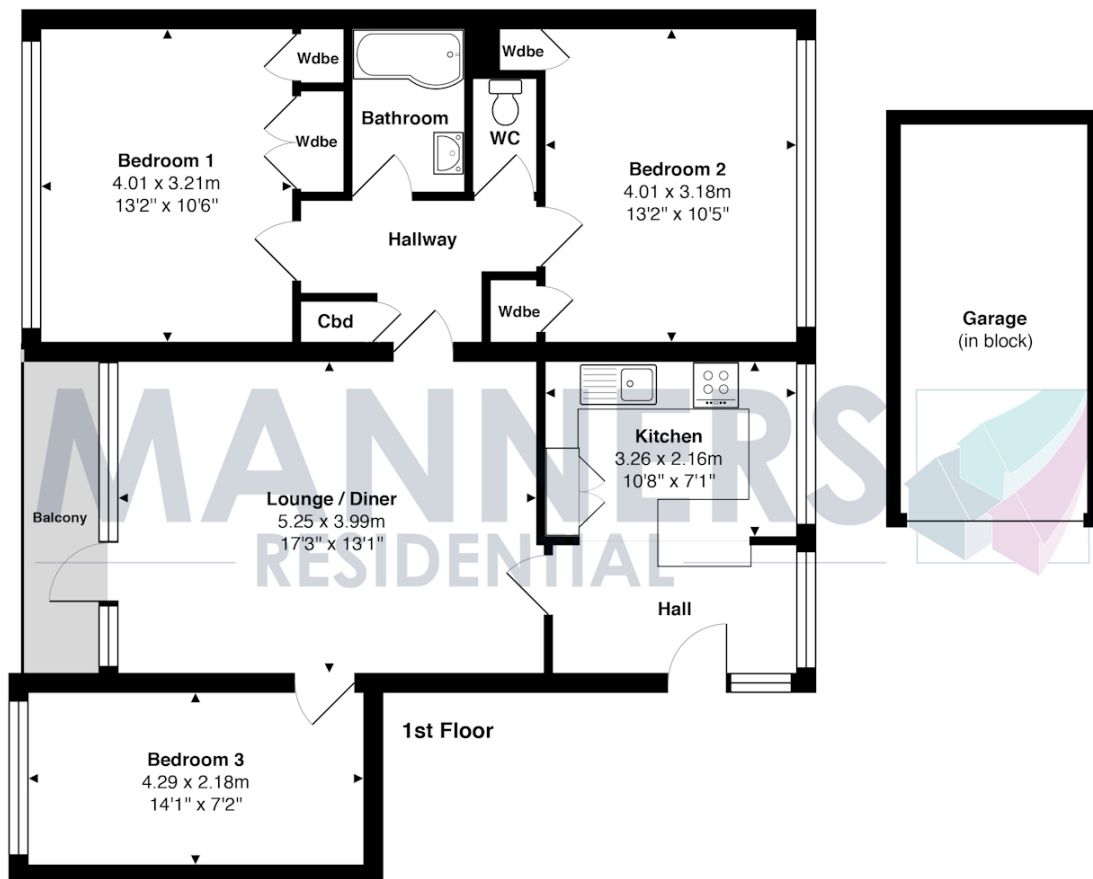
This light and airy three bedroom first floor flat offers spacious accommodation with it's own balcony overlooking the well maintained communal gardens. It can be found in a highly convenient position within a short walk of Woking town centre and mainline station.

The bright and spacious accommodation comprises: communal entrance hall with security entry system, private entrance hall open plan to the refitted kitchen, large living room with balcony, three bedrooms, refitted two piece white bathroom suite and a separate w.c. Other notable features include partial double glazing, gas radiator heating, garage in a block and 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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		77
(55-68) D	66	
(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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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Total Approx. Gross Internal Area 85.4 m² ... 919 ft² (excluding balcony, garage)

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