

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £220,000

York Road, Woking, Surrey, GU22 7XS



KEY FEATURES

- GROUND FLOOR FLAT • LIVING ROOM WITH BAY WINDOW • FITTED KITCHEN • DOUBLE BEDROOM • THREE PIECE BATHROOM SUITE • GAS HEATING • ALLOCATED PARKING • WALKING DISTANCE TO THE TOWN • SHARE OF FREEHOLD • EPC RATING:- D67

Description

This one double bedroom apartment is presented in excellent condition throughout and benefits from having allocated parking. It is located within a short walk of Woking town centre and the mainline train station.

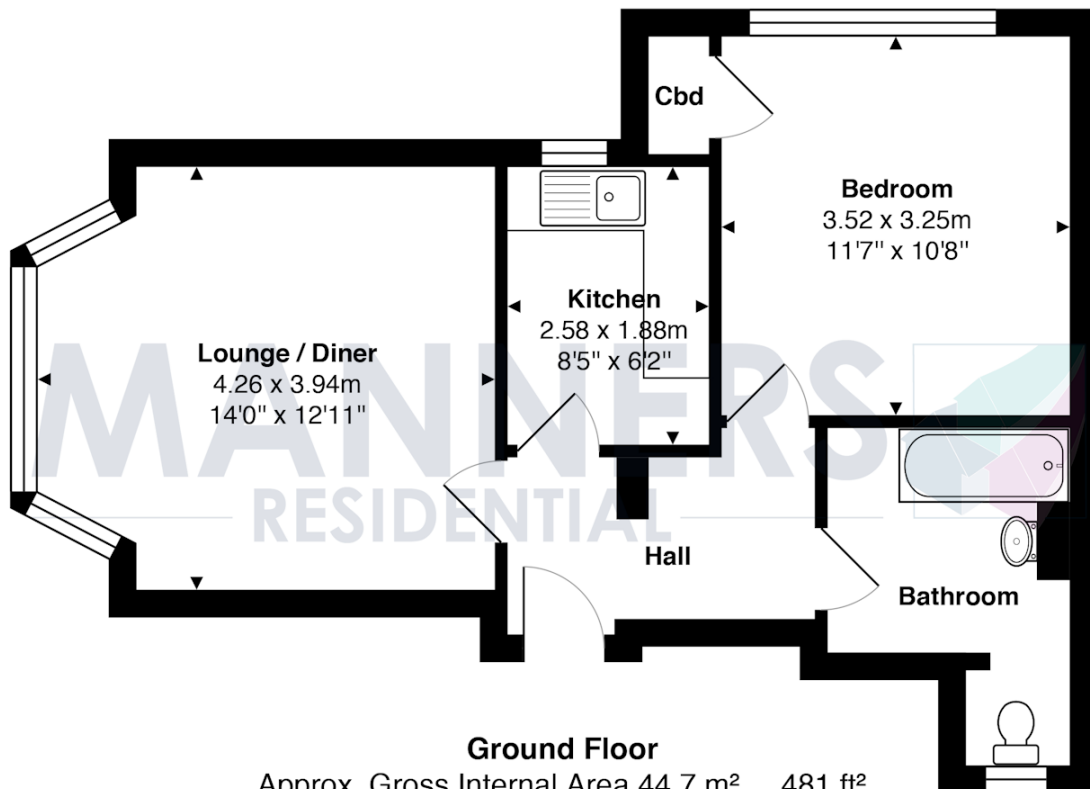
The property is extremely well presented throughout and benefits from having allocated parking, pleasant well maintained communal gardens and gas central heating. The light and airy accommodation comprises of communal front door with security entry phone system, communal hallway, private entrance, spacious living room with a wonderful bay window, refitted modern kitchen with appliances, spacious double bedroom and modern bathroom.

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			
(69-80) C			
(55-68) D		67	75
(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		66	77
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	



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