

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £197,500

Tintagel Way, Woking, Surrey, GU22 7DG



KEY FEATURES

- GROUND FLOOR MAISONETTE • REFITTED KITCHEN AND BATHROOM • GOOD SIZED LIVING ROOM • BEDROOM • LAMINATE FLOORING • ELECTRIC HEATING • ALLOCATED PARKING • WALKING DISTANCE TO TOWN AND STATION • BALANCE OF 999 YEAR LEASE • EPC RATING:- C79

Description

AVAILABLE TO INVESTMENT BUYERS ONLY This well presented one bedroom ground floor maisonette features a modern kitchen and bathroom, allocated parking and is located on the sought after "Grange" development within walking distance of Woking town centre and mainline station. Held on the balance of a 999 year lease, and with sensible management charges, and a proven track record in the Woking rental market, this property is sure to appeal to those looking for a reliable buy to let investment with high occupancy rates. Currently let on an Assured Shorthold Tenancy and may be purchased with a tenant in situ.

Lease - Balance of 999 years - Approx 967 remaining

Ground Rent - £75 per annum.

Maintenance Charge - £536 per annum approx.

Location

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.

Ground Floor

Covered Entrance Porch - With courtesy lamp and front door to living room.

Living Room - With windows to front, laminate flooring and storage heater.

Open Plan Kitchen Area - Fitted with a range of beech fronted kitchen units with contrasting work tops, with fitted appliances including: oven, hob, extractor hood, fridge and washing machine.

Inner Hallway - With laminate flooring, under stairs storage cupboard and separate airing cupboard.

Bedroom - With windows to rear, electric radiator and laminate flooring.

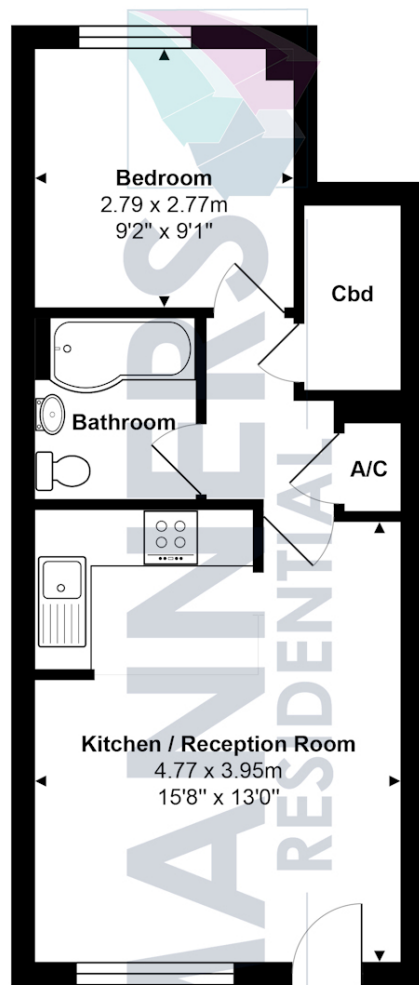
Bathroom - Fully tiled and fitted with a modern white suite comprising: "P" shaped bath with shower attachment, vanity unit with inset wash hand basin and low level W.C.

Exterior

Outside - The property is set amongst well kept communal grounds, with ample resident and visitor parking facilities, including ONE ALLOCATED PARKING SPACE.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	82 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.



Ground Floor

Approx. Gross Internal Area 37.1 m² ... 400 ft²

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