

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £195,000

Baintonmead, Goldsworth Park, Woking, Surrey, GU21 3LW



### KEY FEATURES

- FIRST FLOOR FLAT • SPACIOUS LIVING ROOM • MODERN KITCHEN AND BATHROOM • DOUBLE BEDROOM WITH WARDROBE • GOOD INTERNAL STORAGE AND LOFT SPACE • NEUTRAL DECOR • PARKING SPACE • CLOSE TO GWP CENTRE AND LAKE • BALANCE OF 999 YEAR LEASE • EPC RATING:- C70

## Description

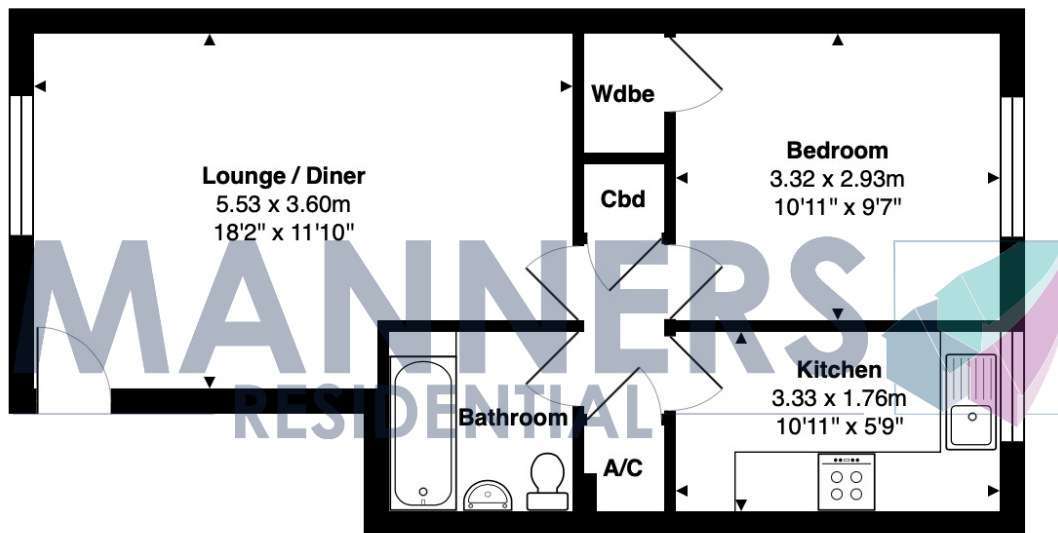
Held on the balance of a 999 year lease, this spacious and well presented one bedroom first floor flat, is fully double glazed, offers a modern kitchen and bathroom, and is located in a cul de sac position within a stone's throw of Goldsworth Park lake and shopping centre, and just a short drive or bus ride to Woking town centre and mainline station.

Approached by a communal entrance hall, the flat itself provides particularly spacious accommodation as well as plenty of internal storage space. The living room is front facing, and offers space for both a living and dining area. This room leads in turn to an inner hallway, providing access, to a modern fitted kitchen with a built in oven and hob, a large double bedroom with a built in wardrobe, a modern bathroom and the attic. The property also benefits from one allocated parking space. The property is situated in a cul de sac position close to Goldsworth Park centre and recreational facilities situated around the lake, as well as being located approximately a mile away from both St Johns and Horsell villages. Woking town centre is just a short drive or bus ride away and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex. Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins).

**Additional Information:** Details regarding the lease, ground rent and service charge are available upon request.

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,

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   C	79   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



### 1st Floor

Approx. Gross Internal Area 43.1 m<sup>2</sup> ... 464 ft<sup>2</sup>

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