

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £270,000

Hoe Court, Claremont Avenue, Woking, Surrey, GU22 7HZ



KEY FEATURES

- TOP FLOOR APARTMENT • LIVING/DINING ROOM • FITTED KITCHEN • MASTER BEDROOM WITH WARDROBES • EN SUITE SHOWER ROOM • SECOND BEDROOM WITH WARDROBES • THREE PIECE BATHROOM • ALLOCATED PARKING SPACE • EPC RATING:- B82 • LEASEHOLD

Description

CHAIN FREE PURCHASE! This light and bright, two bedroom, two bathroom top floor apartment is presented in neutral tones throughout and is located within close proximity to Woking Park.

The light & airy accommodation comprises of security entry phone system, communal hallway and stairs to second floor landing, personal front door, private hallway with storage cupboard, lounge/dining room, open plan fitted kitchen, master bedroom with en suite shower room, further second bedroom, bathroom with three piece white with full height tiling around the bath and electric shower, gas radiator heating, solar powered hot water system, double glazing, communal gardens and one allocated parking space.

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.

Top Floor

Living/Dining Room - 13' 8" x 11' 0" (4.17m x 3.36m)

Kitchen - 10' 2" x 5' 5" (3.12m x 1.66m)

Bedroom One - 12' 11" x 9' 2" (3.94m x 2.81m) With wardrobe

Bedroom Two - 12' 11" x 9' 4" (3.95m x 2.86m) With wardrobe

En Suite - Three piece suite with fully tiled shower.

Bathroom - Three piece suite with full height tiling around the bath and electric shower.

Energy Efficiency Rating

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

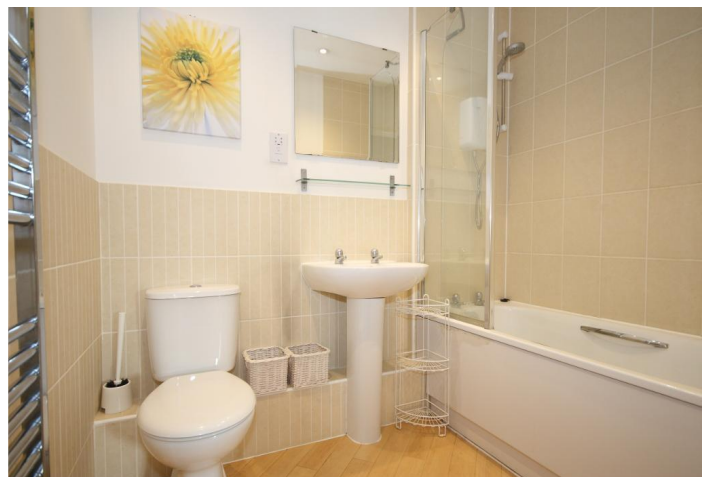
Additional Information: According to our client details of the leasehold are:-

Lease: 112 years remain

Ground Rent: £330 per annum

Maintenance: £1663 per annum

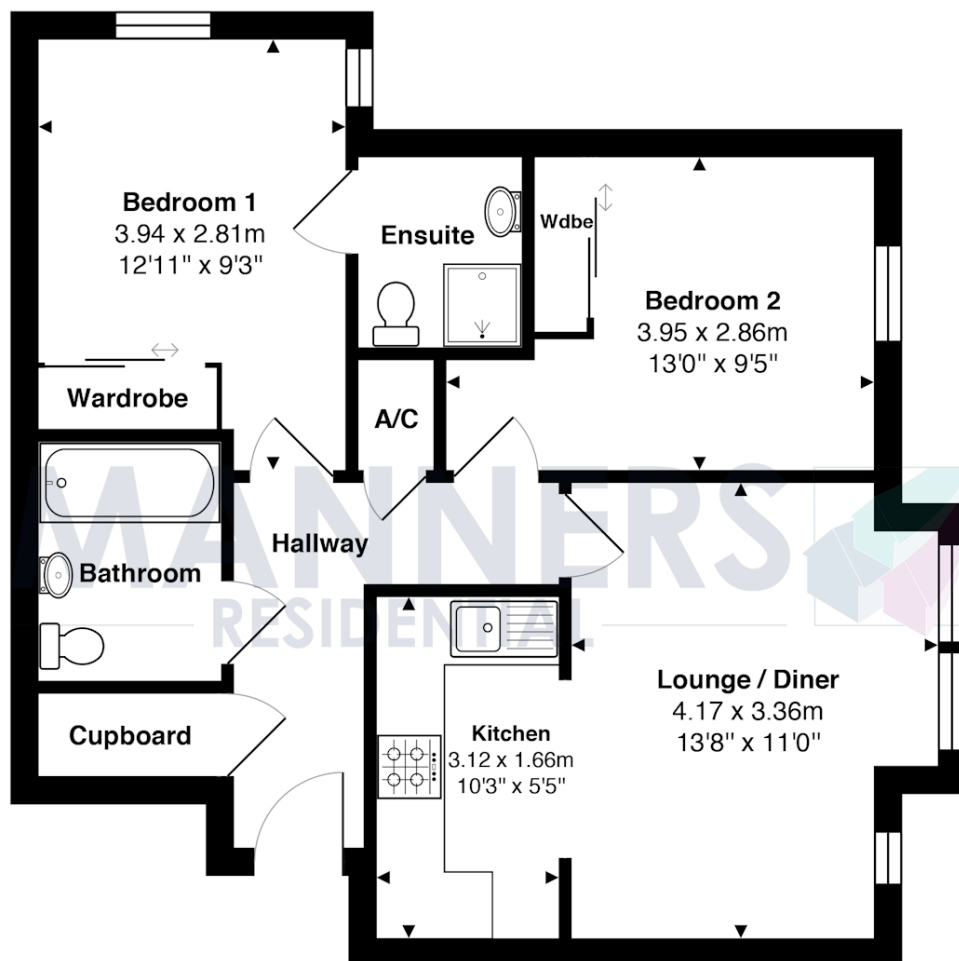
Following review of leasehold charges by Taylor Wimpey (the original developer), the



ground rent is now set to increase by RPI.

Purchasers are advised to make their own leasehold enquiries via their solicitor or conveyancer.

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.



2nd Floor

Approx. Gross Internal Area 55.4 m² ... 596 ft²

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