

MANNERS

RESIDENTIAL

3 Bedroom Flat for Sale - £370,000

Century Court, Victoria Way, Woking, Surrey, GU21 6DR



KEY FEATURES

- PRESTIGIOUS GATED DEVELOPMENT • TOP FLOOR APARTMENT • THREE BEDROOMS • TWO BATHROOMS • SPACIOUS LIVING ROOM • SEPARATE KITCHEN • GAS CENTRAL HEATING • GARAGE • LEASEHOLD • EPC RATING:- C77

Description

We are delighted to offer this spacious three bedroom top floor apartment with a lockable garage, forming part of this prestigious gated & waterside development, located in a favoured central position within a stone's throw of Woking town centre and mainline station.

Location

Approached via electric gates, and situated towards the rear of the development close to the Basingstoke Canal, the flat enjoys a top floor aspect as well as spacious and versatile accommodation. Having a proven track record in the Woking rental market, and being centrally positioned with easy access to Woking's vibrant town centre and mainline station, this property is sure to appeal to investment buyers, as well as commuters and those looking for a little extra space to work from home.

N.B. The property is currently let at a rent of £1400 pcm, and may be purchased with the tenant in situ, or with vacant possession as required.

Lease - Balance of 125 years from 1999 - Approx 104 years remaining.

Ground Rent - £344.55p per year.

Service Charge - For this year it is approximately £1,600.00p

Ground Floor

Communal Hall - With security entry phone system and stairs to 2nd floor landing.

Second Floor

Private Entrance Hall - With cloaks, cupboard, access to extensive loft space and all principal rooms.

Living Room - 17' 0" x 10' 6" (5.2m x 3.21m) With side aspect towards the Basingstoke Canal.

Kitchen - 10' 6" x 7' 10" (3.21m x 2.4m) With front aspect and range of fitted units with a built in oven hob & extractor.

Bedroom One - 13' 8" x 9' 9" (4.2m x 2.98m) With side aspect towards the Basingstoke Canal, and door to en-suite.

En Suite Shower Room - Fitted with a modern three piece white suite.

Bedroom Two - 16' 8" x 8' 0" (5.09m x 2.45m) With front aspect.

Bedroom Three / Office - 10' 6" x 7' 6" (3.22m x 2.3m) With front aspect

Bathroom - Fitted with a modern three piece white suite.

Exterior

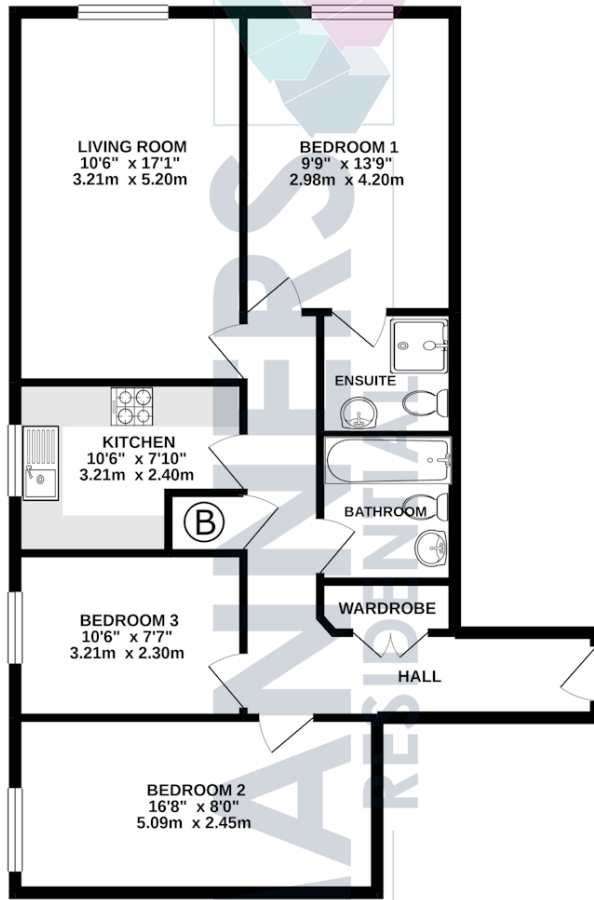
Outside - The property is set amongst well maintained gated grounds, visitor car parking and a LOCKABLE GARAGE..

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	79 C
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.

TOP FLOOR FLAT
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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