

# MANNERS RESIDENTIAL

3 Bedroom Flat for Sale - £250,000

Hill View Court, Hill View Road, Woking, Surrey, GU22 7QW



## KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING/DINING ROOM • BALCONY • FITTED KITCHEN • THREE BEDROOMS • PLENTY OF STORAGE CUPBOARDS • BATHROOM WITH SEPARATE W.C • GARAGE IN A BLOCK • LONG LEASEHOLD • EPC RATING:- D66

## Description

This light and airy three bedroom first floor flat offers spacious accommodation with it's own balcony overlooking the well maintained communal gardens. It can be found in a highly convenient position within a short walk of Woking town centre and mainline station.

The bright and spacious accommodation comprises: communal entrance hall with security entry system, private entrance hall open plan to the refitted kitchen, large living room with balcony, three bedrooms, refitted two piece white bathroom suite and a separate w.c. Other notable features include partial double glazing, gas radiator heating, garage in a block and well maintained communal gardens.

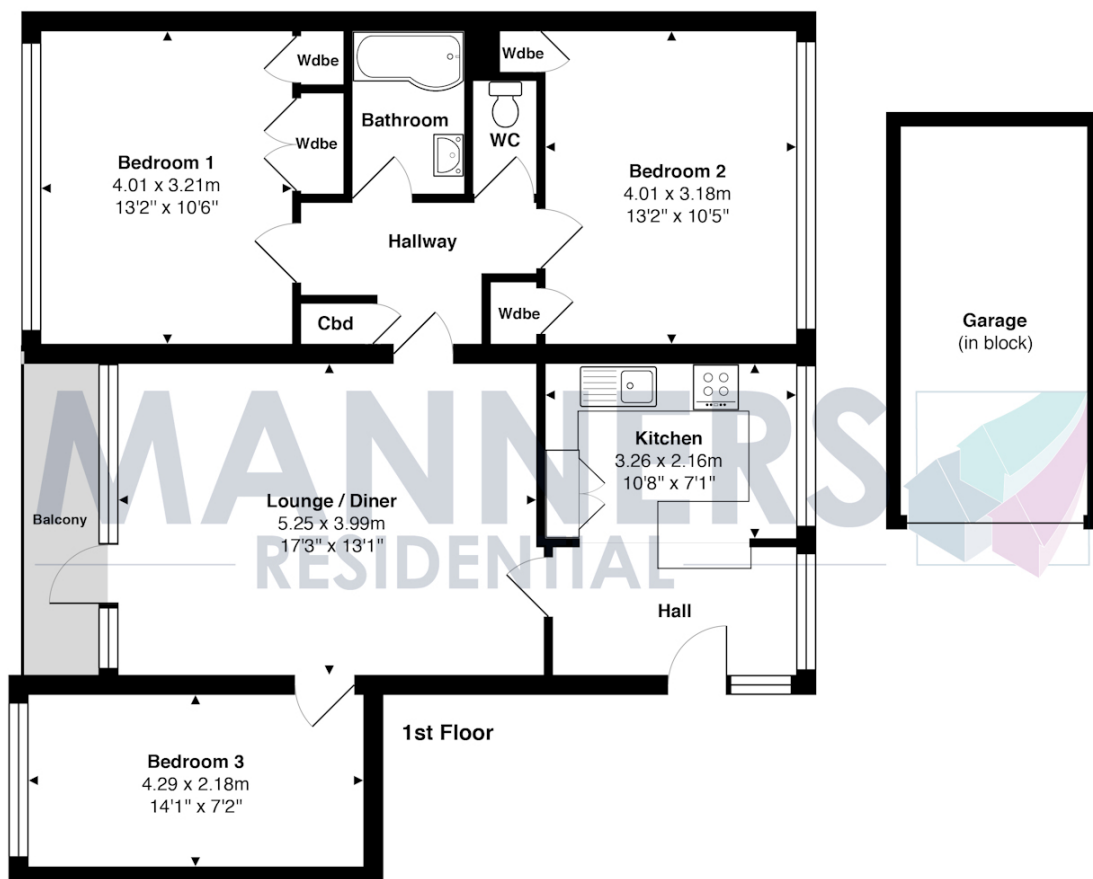
According to our clients solicitors:-

- 1) Tenure is Leasehold
- 2) Lease of 999 years from 29 September 1959.
- 3) The LPE1 confirms ground rent is not collected. The original rent stated in the Lease confirms the ground rent as £5.00.
- 4) The service charge for 1 April 2021 to 31 March 2022 totals £5,338.81p.

NB. The seller will pay the service charge up to 31 March 2022.

**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.

| Energy Efficiency Rating |               |         |           |
|--------------------------|---------------|---------|-----------|
| Score                    | Energy rating | Current | Potential |
| 92+                      | A             |         |           |
| 81-91                    | B             |         |           |
| 69-80                    | C             |         | 77   C    |
| 55-68                    | D             | 66   D  |           |
| 39-54                    | E             |         |           |
| 21-38                    | F             |         |           |
| 1-20                     | G             |         |           |



Total Approx. Gross Internal Area 85.4 m<sup>2</sup> ... 919 ft<sup>2</sup> (excluding balcony, garage)

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