

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £300,000

Pembroke Court, Oriental Road, Woking, Surrey, GU22 7BD



KEY FEATURES

- FIRST FLOOR APARTMENT • SPACIOUS LIVING ROOM WITH BAY WINDOW • MODERN KITCHEN • MASTER BEDROOM WITH EN SUITE • LARGE SECOND BEDROOM • BATHROOM WITH SHOWER • COMMUNAL GARDENS WITH BIKE STORE • WALKING DISTANCE TO STATION • BALANCE OF 999 YEAR LEASE • EPC RATING: - C75

Description

Held on the balance of a 999 year lease, this spacious and neutrally decorated two bedroom, two bathroom first floor apartment, forms part of a sought after development, with residents parking and well kept communal gardens, within walking distance of Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout, comprises: Communal entrance hall with security entry phone system, private entrance hall with cloaks cupboard, spacious double aspect living room with bay window, well equipped modern kitchen with tiled floor and appliances including dishwasher, master bedroom with en suite shower room, further large double room, bathroom with shower, electric heating, double glazing, allocated parking space, and well kept communal gardens with bike store.

Located within walking distance of Woking's vibrant town centre and mainline station, and being held on the balance of a 999 year lease, this property is sure to appeal to first time buyers, commuters and those looking for a great buy to let investment with a proven track record.

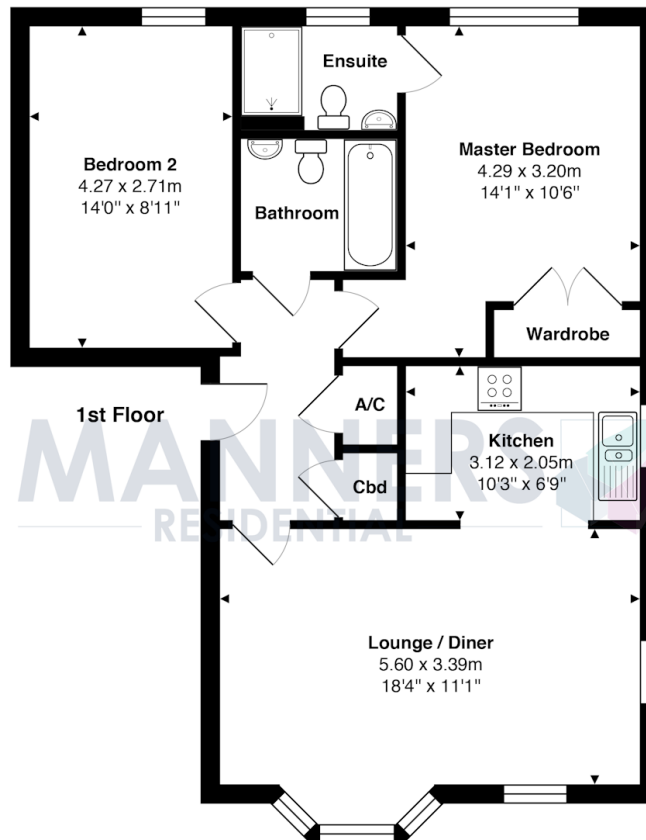
Lease - Balance of 999 years - Approx 979 years remaining.

Ground Rent - £200 per year.

Service Charge - For this year it is approximately £1,1412.42p.

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 69.0 m² ... 743 ft²

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