

# MANNERS

## RESIDENTIAL

2 Bedroom Flat for Sale - £315,000

Shuna, Woodham Lane, Woodham, Woking, Surrey, KT15 3QR



### KEY FEATURES

- FIRST FLOOR APARTMENT • SPACIOUS LIVING ROOM WITH BAY WINDOW • MODERN AND WELL EQUIPED KITCHEN • MASTER BEDROOM WITH EN SUITE SHOWER ROOM • FURTHER DOUBLE BEDROOM • BATHROOM • GAS CENTRAL HEATING • WELL KEPT COMMUNAL GROUNDS • TWO ALLOCATED PARKING SPACES • BALANCE OF 199 YEAR LEASE

## Description

Situated on the first floor of this magnificent 2002 development, this spacious two bedroom, two bathroom apartment is set amongst well kept communal grounds with two allocated parking spaces and is located in a highly convenient position, offering swift access to Woking and West Byfleet centres and mainline stations, as well as the M25 junction at Chertsey.

Enjoying mature and well tended communal grounds with ample resident and visitor parking facilities, the flat is approached via a communal hallway with stairs leading to the first floor landing.

Built and appointed to a high specification, the accommodation, which is presented in neutral tones comprises; a private entrance hall providing access to all principal rooms, a wonderful living room with large walk in bay window, a well equipped kitchen with built in appliances, a good sized master bedroom with an en suite shower room, a further double bedroom, and a modern bathroom with a shower over the bath. The whole being gas centrally heated and double glazed.

Outside, the flat is situated amongst well kept communal gardens and grounds, and the property benefits from two allocated parking spaces.

Being held on the balance of a 199 year lease from 2002, and having an excellent track record as a buy to let investment, this property is sure to appeal to both investment buyers and owner occupiers looking for property providing access to Woking and West Byfleet centres and mainline stations, as well as swift access to the motorway network.



## Exterior

**Outside** - Outside, the flat is situated amongst well kept communal gardens and grounds, and the property benefits from two allocated parking spaces.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79   C	83   B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Additional Information:** Lease - Balance of 199 years - Approx 180 years remaining.

Ground Rent - £100.00 pa for the first 25 years, £200.00 pa for the next 25 years, £400.00 pa for the next 25 years and £800 pa for the remaining term.

Service Charge - For this year it is approximately £2500.00 pa - Includes building insurance.

N.B. 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.



**1st Floor**

Total Approx. Gross Internal Area 62.6 m<sup>2</sup> ... 674 ft<sup>2</sup>

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