

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £175,000

Consort Court, York Road, Woking, Surrey, GU22 7XP



KEY FEATURES

- EXCLUSIVELY FOR THE OVER 55'S • TWO BEDROOM APARTMENT • TWO BATHROOMS • GOOD SIZED LIVING ROOM • MODERN KITCHEN AND BATHROOM FITTINGS • DOUBLE GLAZING • ELECTRIC STORAGE HEATERS • RESIDENTS LOUNGE & RESIDENT PARKING • LEASEHOLD • EPC RATING:- B81

Description

Built exclusively for the over 55's this spacious two bedroom, two bathroom top floor apartment offers excellent value for money, and is ideally positioned within a short walk of Woking town centre, mainline station and Woking Park, and just a stone's throw of local shops, doctors and dentists.

The apartment forms part of a small gated development built in 2001 by Laing Homes, offering a secure and energy efficient living environment (EPC B81), with benefits including a security entry phone system, resident's lounge, passenger lift to all floors, Development Manager, with the back up of a 24 hour Apello call system, and a resident parking area.

Lease - 125 Years from 2001 - Approx 105 remaining.
Ground Rent - £200 per annum
Service charge - £2940 per annum (current year).

Ground Floor

Communal Entrance Hall - With security entry phone system, managers office, access to the residents lounge, and stairs and lift to all floors.

Second Floor

Private Entrance Hall - With storage heater, entry phone/emergency call system, storage cupboard, airing cupboard and access to extensive loft storage space.

Living Room - With double glazed window to front, ornamental polished stone fireplace, fan assisted storage heater, and opening to kitchen.

Kitchen - Fitted with a range of cream coloured units with complementary work tops, built in oven, hob and washing machine, tiled floor.

Bedroom One - With double glazed window to front, storage heater, built in wardrobes and door to en suite.

En Suite Shower Room - Fully tiled walls and fitted with a white three piece suite.

Bedroom Two - With double glazed window to front, storage heater.

Bathroom - Fully tiled walls and fitted with a three piece white suite.

Exterior

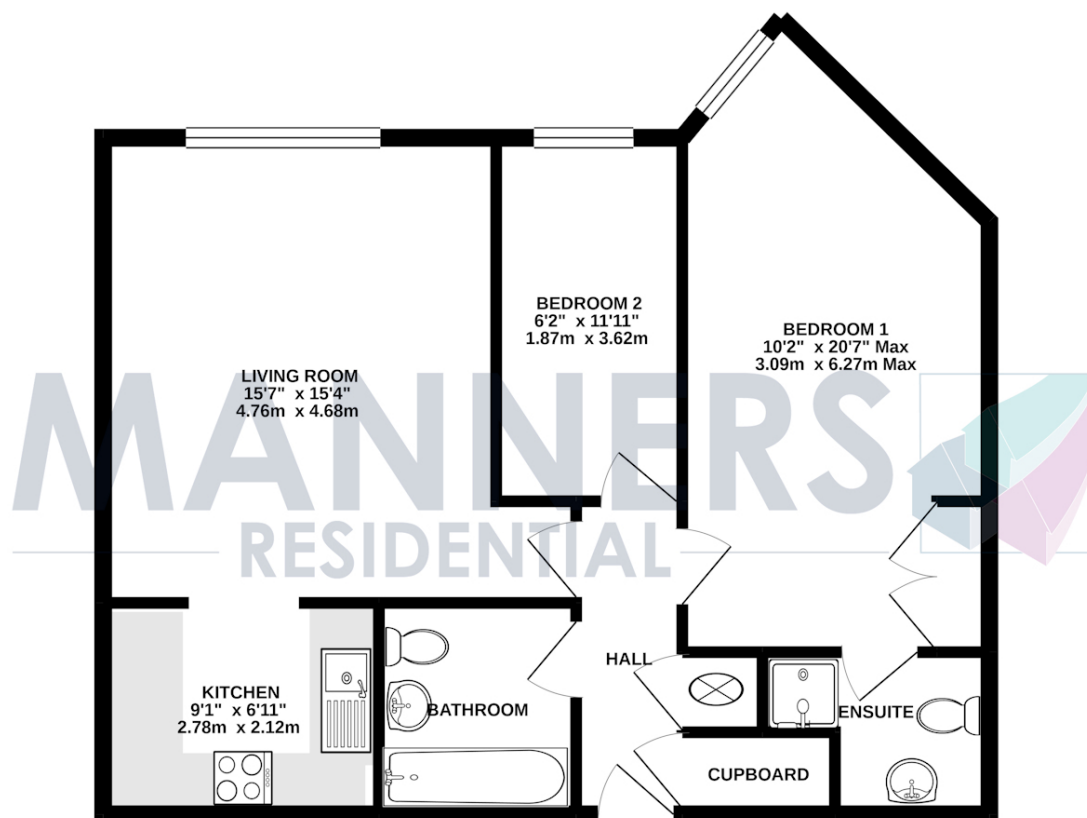
Outside - Consort Court is a gated development, with a resident parking area and well tended communal grounds.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	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
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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.
Made with Metriplex ©2021