

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £210,000

Ashdown Close, Guildford Road, Woking, Surrey, GU22 7PG



KEY FEATURES

- SHORT WALK TO WOKING TOWN CENTRE • HALLWAY WITH LAMINATE FLOORING • SPACIOUS LOUNGE
- FITTED KITCHEN WITH APPLIANCES • DOUBLE BEDROOM • MODERN BATHROOM SUITE WITH A SHOWER • NEUTRAL DECOR • RESIDENTS PARKING • LEASEHOLD • EPC RATING:- D66

Description

A well presented one bedroom apartment set within a small development which is located just a short walk to Woking town centre and mainline train station.

The accommodation comprises communal entrance hall with security entry phone system, private entrance hallway with laminate flooring, spacious lounge, modern fitted kitchen with appliances, double bedroom and modern bathroom suite with a shower. The property is decorated in neutral colours throughout and has parking.

Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

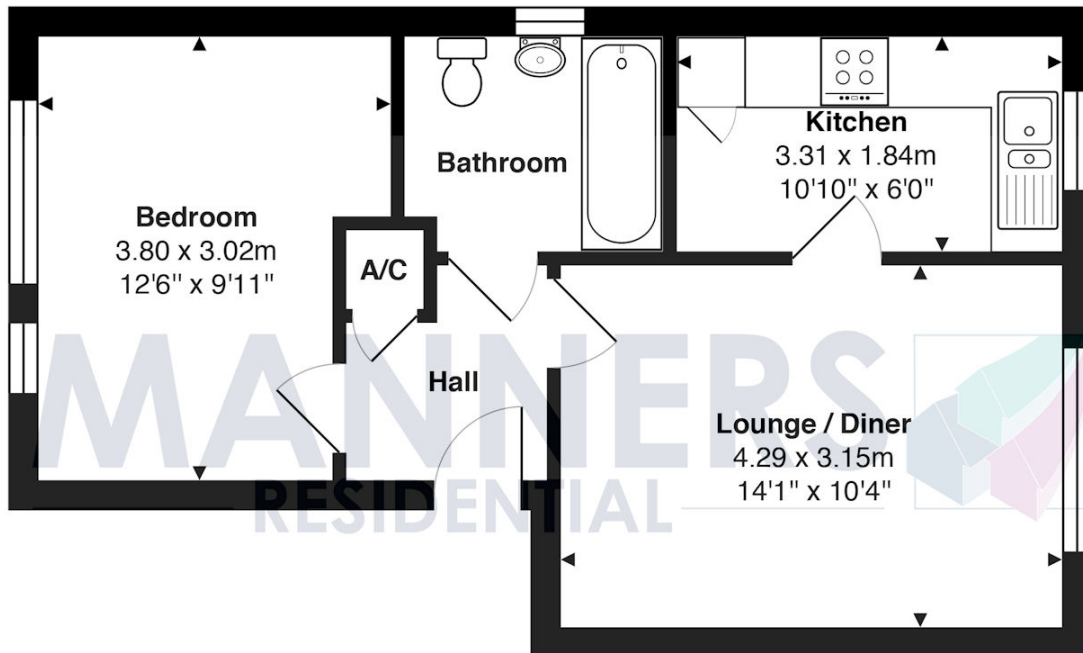
Additional Information: Lease - 170 remaining
Ground Rent - Peppercorn
Service Charge - £1972.72p per year

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		74 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approx. Gross Internal Area 38.7 m² ... 416 ft²

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