

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £260,000

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



KEY FEATURES

- GROUND FLOOR APARTMENT • SPACIOUS LIVING ROOM • SEMI OPEN PLAN KITCHEN • BATHROOM WITH SHOWER • BALCONY • GARAGE IN A NEARBY BLOCK • COMMUNAL GARDENS • LEASEHOLD • EPC RATING:- E45 / COUNCIL TAX BAND:- C

Description

A ground floor two double bedroom apartment with it's own private balcony located in a popular development with well kept communal gardens located walking distance of Woking town centre and mainline train station.

The accommodation comprises of communal entrance hall, private front door, kitchen with appliances, large lounge with door to balcony, inner hallway leading to two double bedrooms both with wardrobes, bathroom with shower, garage in nearby block.

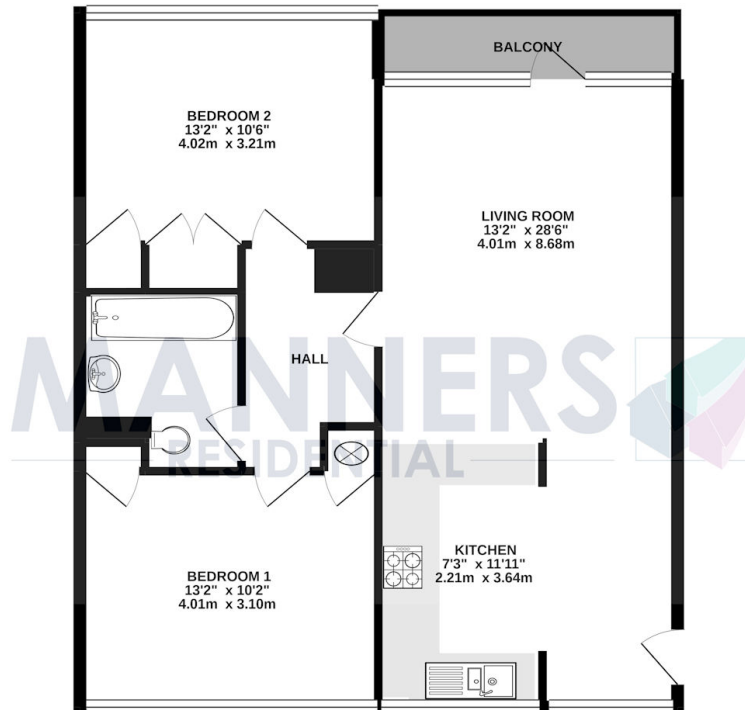
Woking main line train station provides fast and regular services direct to Waterloo (about 30 mins). The town centre is next to the station and offers a comprehensive selection of shopping, dining and entertainment facilities including a theatre and cinema complex.

Additional Information: Lease - 950 years remaining approx.
Ground Rent - Peppercorn
Service Charge - Usually £240 per month

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		75 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

GROUND FLOOR
814 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 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.
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