

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £285,000

Ockenden, Constitution Hill, Woking, Surrey, GU22 7EW



KEY FEATURES

- GROUND FLOOR APARTMENT
- OPEN PLAN RECEPTION
- OVAL DINING AREA
- HIGH GLOSS FITTED KITCHEN
- DOUBLE BEDROOM
- UNDERFLOOR HEATING
- COMMUNAL GARDEN
- SECURE ALLOCATED PARKING
- LEASEHOLD
- EPC RATING:- C70

Description

This stunning one double bedroom apartment has fantastic light and airy open plan reception areas comprising of a living space, an oval dining area and a contemporary high gloss fitted kitchen with integrated appliances.

Other notable benefits include fitted wardrobe, underfloor heating and the added benefit of a secure allocated parking space.

Location

Ideally located for the commuter, being less than one mile to Woking mainline train station & Woking Park.

Exterior

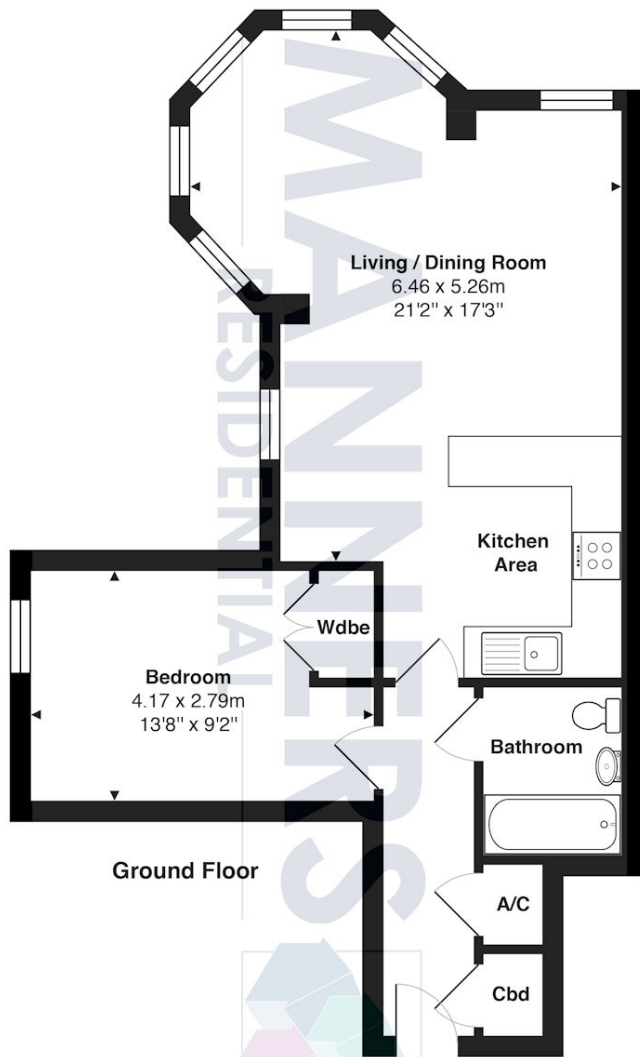
Outside - Well maintained communal garden.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional Information: Lease - 112 years remaining
Ground Rent - £210.00p
Service Charge - £1506.84p

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.





Total Approx. Gross Internal Area 53.8 m² ... 580 ft²
All measurements are approximate and for display purposes only. Not to scale.