

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £250,000

Watervale, Vale Farm Road, Woking, Surrey, GU21 6AB



### KEY FEATURES

- TOP FLOOR APARTMENT WITH ROOF TERRACE
- LARGE LOUNGE/DINING ROOM
- MODERN KITCHEN WITH APPLIANCES
- LARGE DOUBLE BEDROOM
- BATHROOM SUITE WITH SHOWER
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- ALLOCATED PARKING SPACE
- WALKING DISTANCE TO TOWN CENTRE
- LEASEHOLD - BALANCE OF 999 YEAR LEASE
- EPC RATING:- C77

## Description

Held on the balance of a 999 year lease, this particularly spacious one bedroom top floor apartment features its own private roof terrace, and forms part of this small, sought after canal side development located within easy walking distance of the town centre and mainline station.

The accommodation comprises: Communal entrance hall with security entry phone system, private entrance hall, large lounge/dining room with doors to private terrace, well appointed kitchen with appliances, large double bedroom, modern bathroom suite with shower, gas central heating, double glazing, well kept communal grounds with one allocated parking space.

The property has a long and successful track record in the Woking rental market and is sure to appeal to both owner occupiers and buy to let investors.

Details regarding the lease, ground and service charge are available upon request.

## Ground Floor

**Communal Entrance Hall** - With security entry system and stairs to second floor landing.

## Second Floor

**Private Entrance Hall** - With spacious built in cupboard and doors to all rooms.

**Lounge/Dining Room** - 18' 0" x 17' 4" (5.51m x 5.29m) A large double aspect room with doors leading to a private roof terrace.

**Kitchen** - 9' 3" x 7' 11" (2.84m x 2.43m) Fitted with a range of glossy cream fronted units with contrasting black granite work tops, with built in appliances including, oven, hob, extractor, fridge/freezer, washing machine and dishwasher. (N.B. Appliances not-tested.)

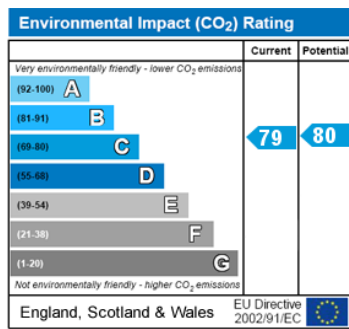
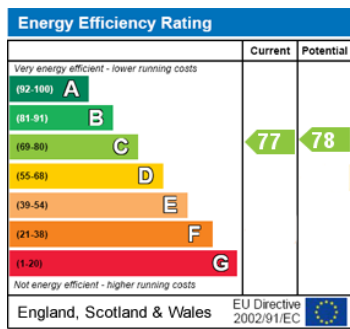
**Bedroom** - 14' 2" x 10' 3" (4.32m x 3.14m) With window overlooking the roof terrace.

**Bathroom** - Fitted with a modern white suite.

## Exterior

**Outside** - The property is set amongst well kept communal grounds that adjoin the Basingstoke Canal. There is a resident parking area with ONE ALLOCATED PARKING SPACE.





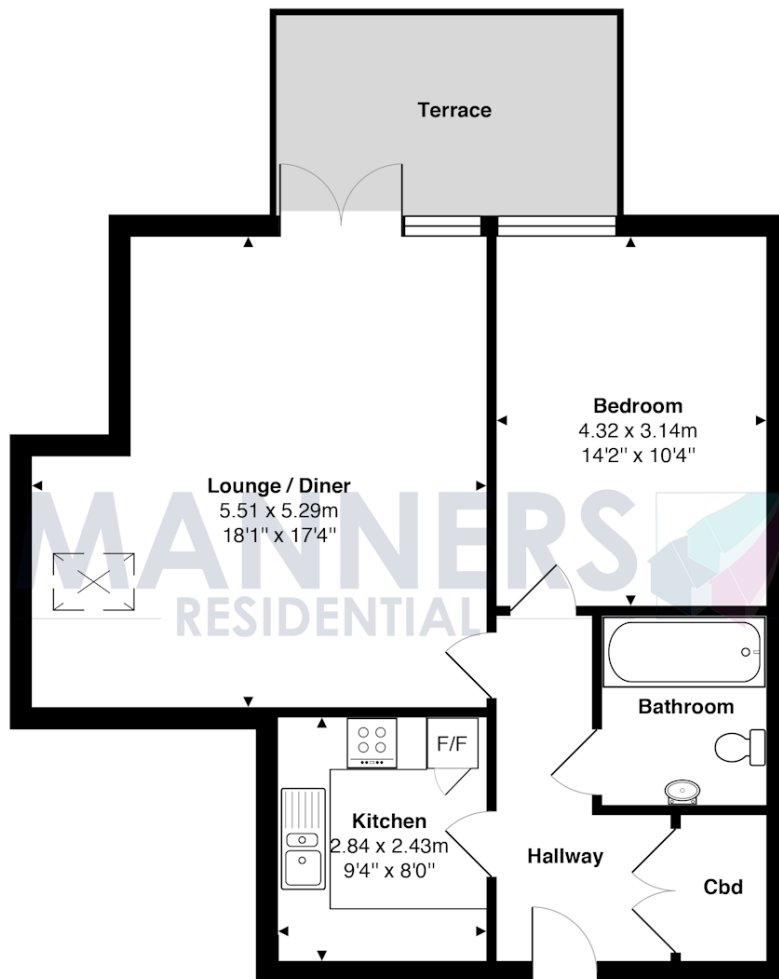
**Additional Information:** Held on the balance of a 999 year lease, this particularly spacious one bedroom top floor apartment features its own private roof terrace, and forms part of this small, sought after canal side development located within easy walking distance of the town centre and mainline station.

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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.



**2nd Floor**

Total Approx. Gross Internal Area 61.1 m<sup>2</sup> ... 657 ft<sup>2</sup> (excluding terrace)

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