

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £210,000

Wansford Green, Goldsworth Park, Woking, Surrey, GU21 3QH



### KEY FEATURES

- FIRST FLOOR FLAT • LARGE LIVING ROOM • SEPARATE KITCHEN • DOUBLE BEDROOM • BATHROOM • ELECTRIC HEATING • GARAGE IN A NEARBY BLOCK • SUBJECT TO AN ASSURED SHORTHOLD TENANCY • BALANCE OF 999 YEAR LEASE • EPC RATING:- E44 / COUNCIL TAX BAND:- C

## Description

Situated in a peaceful residential location overlooking a green this one bedroom first floor maisonette will appeal to property investors, as it is currently let on an Assured Shorthold Tenancy.

Upon entering the property, stairs lead from a small lobby up into the reception room, which is of a good size, and has a storage cupboard over the stairs. An inner hallway provides an additional storage cupboard, and airing cupboard, whilst leading to a three piece white bathroom suite, dated kitchen and a double bedroom which has a built in wardrobe. The property itself has had some modernisation over the years, however, it would benefit from additional work.

Details on the Lease supplied by our client: -

Length of lease: - 999 years from 1976, therefore approximately 956 years remain.

Ground Rent: - £25 per year.

Service Charge: - £0p.

## Location

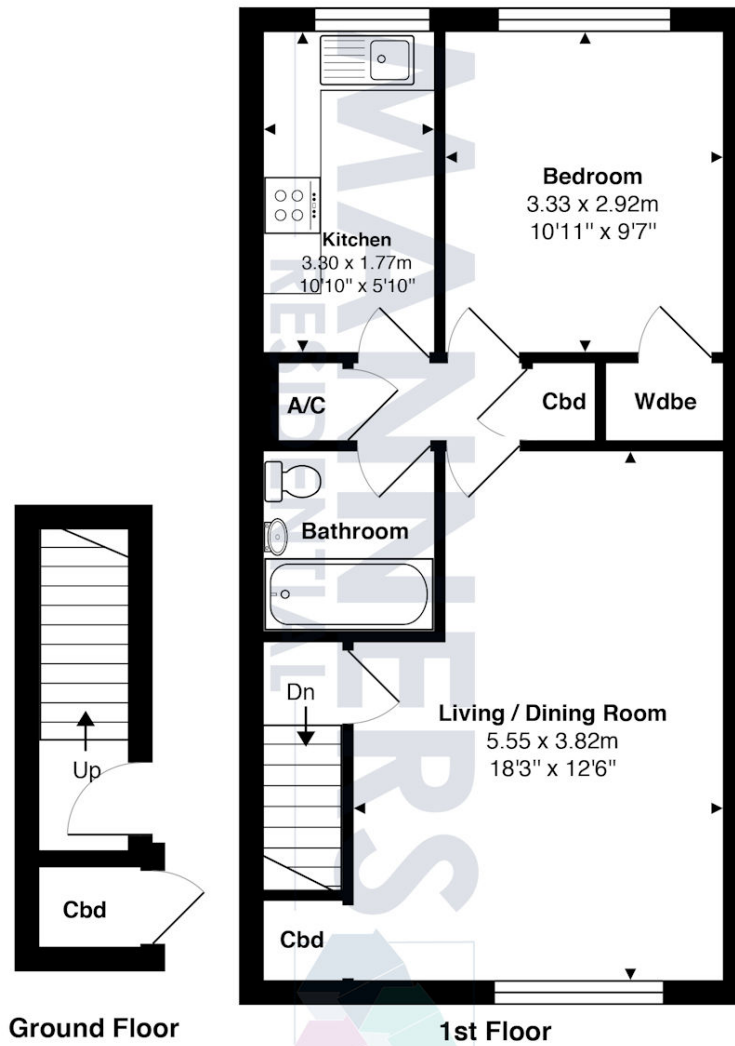
Wansford Green is within easy reach of Goldsworth Park lake and open recreational spaces. Waitrose supermarket, popular local schools, a medical centre and other amenities are close by. There are regular buses to Woking Town Centre and mainline train station, if need be.

## Exterior

**Outside** - The property benefits from a garage in a nearby block.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79   C
55-68	D		
39-54	E	44   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.



Total Approx. Gross Internal Area 51.1 m<sup>2</sup> ... 550 ft<sup>2</sup>

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