

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £240,000

Kennett Court, Victoria Way, Woking, Surrey, GU21 6AW



KEY FEATURES

- CANALSIDE DEVELOPMENT • GROUND FLOOR APARTMENT • LIVING ROOM WITH ACCESS TO GARDENS
- MODERN FITTED KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH BUILT IN WARDROBE • BATHROOM WITH SHOWER • DOUBLE GLAZING • ALLOCATED PARKING SPACE • LEASEHOLD • EPC RATING:- C69 / COUNCIL TAX BAND:- C

Description

This lovely apartment has an allocated parking space and views over the communal gardens. It is conveniently located within walking distance of Woking main line station and Woking town centre.

The apartment is located in a favoured position on the development with views over communal gardens towards Basingstoke Canal and features accommodation comprising: communal entrance hall with video security entry phone system, entrance hall, living room with French doors to communal gardens, fitted kitchen, master bedroom with built in wardrobe, white bathroom suite with shower, electrical heating system, double glazing, neutral décor, carpets, allocated car 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: The following lease information has been provided by our client, any buyer is advised to seek their own legal advice regarding the property tenure.

Lease - 125 years from 2005.

Annual Ground Rent - £146.45p for the flat and £36.65p for the parking space.

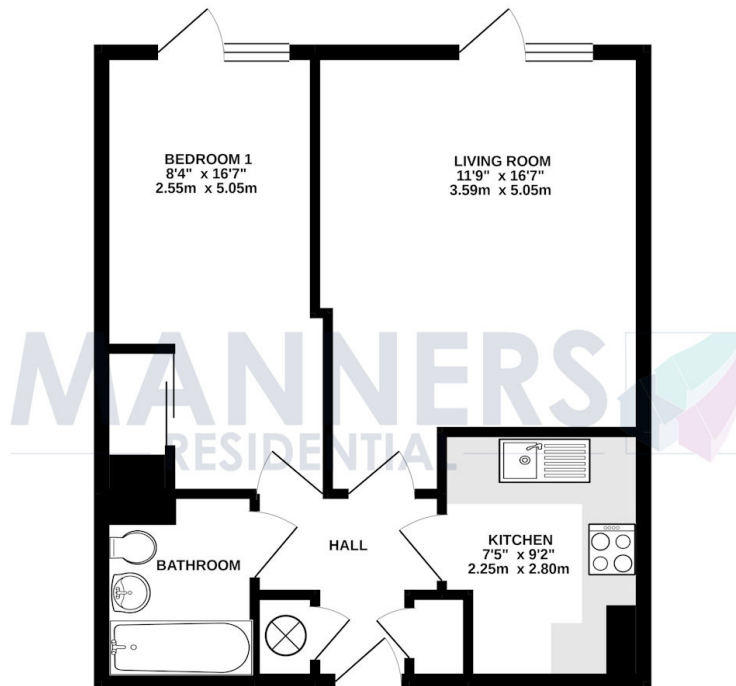
Service Charge - £285.44p per quarter and £4.17p for the car parking space.

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,



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

GROUND FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA - 487 sq ft. (45.2 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 misplacement. 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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