

# MANNERS

## RESIDENTIAL

1 Bedroom Flat for Sale - £150,000

Bainton Mead, Goldsworth Park, Woking, Surrey, GU21 3LW



### KEY FEATURES

- GROUND FLOOR APARTMENT • SPACIOUS LIVING ROOM • GOOD SIZED KITCHEN • DOUBLE BEDROOM • SHOWER ROOM • PRIVATE GARDEN AREA • GARAGE • FOR THE OVER 60'S WITH ON SITE MANAGER • LEASEHOLD • EPC RATING:- C72 / COUNCIL TAX BAND:- C

## Description

This one bedroom ground floor apartment for the over 60's is conveniently located close to Goldsworth Park centre, and features bright and spacious accommodation with direct access to a private garden area, as well as offering a garage in a close by block.

## Location

The property is approached by an open plan lawned area leading to a secure communal entrance hall with an entry phone system. On entering the apartment you will find a particularly spacious living room enjoy a front aspect over the cul sac. An inner hallway has doors leading to; a double bedroom with a built in wardrobe and access to the rear garden, a good sized kitchen and a shower room. The property is electrically heated and double glazed.



Managed by Anchor Housing, the property is located in a quiet cul de sac close to Goldsworth Park Centre and lake. The centre itself offers facilities including a Waitrose supermarket, news agent, chemist and doctor surgery. Woking town centre is just a short drive or bus ride away, and can be reached ( for the more active) by foot or bike along the Basingstoke Canal.

## Exterior

**Outside** - To the rear of the apartment there is a private garden area, which has the added advantage of being maintained via the annual service charge. There is also a garage in a close by block.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	78   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

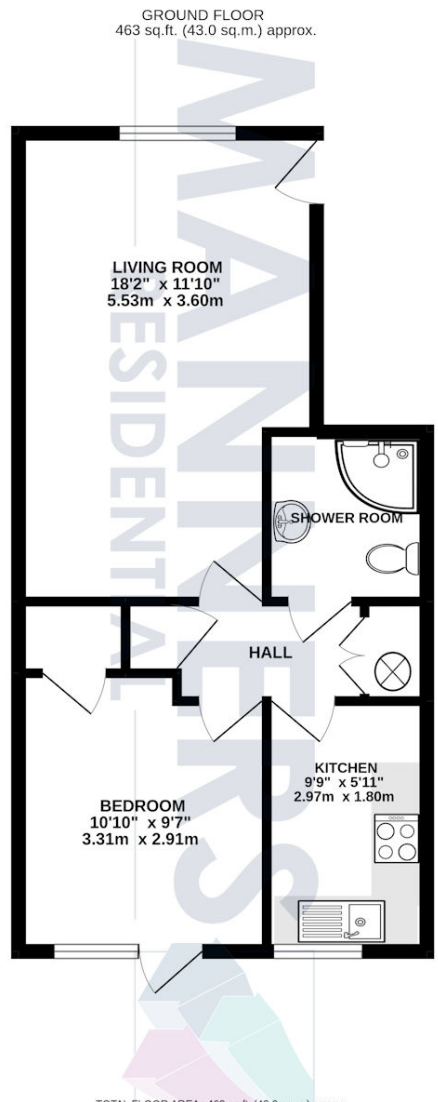
**Additional Information:** The following lease information has been provided by our client, any buyer is advised to seek their own legal advice regarding the property tenure.

Lease - 189 years from 1994.

Service Charge - £2502.12 per annum + deferred sinking fund contribution based on the purchase price and length of ownership. Currently 1.15% of the the purchase price per annum.

Ground Rent - N/A

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.



GROUND FLOOR  
463 sq.ft. (43.0 sq.m.) approx.

LIVING ROOM  
18'2" x 11'10"  
5.53m x 3.60m

SHOWER ROOM

HALL

BEDROOM  
10'10" x 9'7"  
3.31m x 2.91m

KITCHEN  
9'9" x 5'11"  
2.97m x 1.80m

TOTAL FLOOR AREA: 463 sq.ft. (43.0 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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