

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £240,000

Shortwood, Mount Hermon Road, Woking, Surrey, GU22 7UN



KEY FEATURES

- GROUND FLOOR APARTMENT • DIRECT ACCESS TO COMMUNAL GARDENS • GOOD SIZED LIVING ROOM • MODERN KITCHEN WITH APPLIANCES • DOUBLE BEDROOM WITH BUILT IN WARDROBE • MODERN BATHROOM SUITE • ELECTRIC HEATING & DOUBLE GLAZING • RESIDENTS PARKING AREA • LEASEHOLD • EPC RATING:- C69 - COUNCIL TAX BAND:- C

Description

This bright and spacious one bedroom ground floor flat, with direct access to well kept communal gardens, is presented in neutral tones and is located in a highly sought after position within walking distance of Woking town centre and mainline station.

The accommodation comprises: communal entrance hall with security entry phone system, private entrance hall, good sized double aspect lounge/dining room with bay window and patio doors to gardens, modern kitchen with appliances, double bedroom with built in wardrobe, modern white bathroom suite with shower, neutral carpets electrical heating system.



Location

Shortwood is located in the sought after Mt Hermon area within walking distance of Woking town centre, the park and recreational facilities in the Kingfield area. 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.

Exterior

Outside - The property is set amongst well kept communal gardens and grounds with a residents parking area.

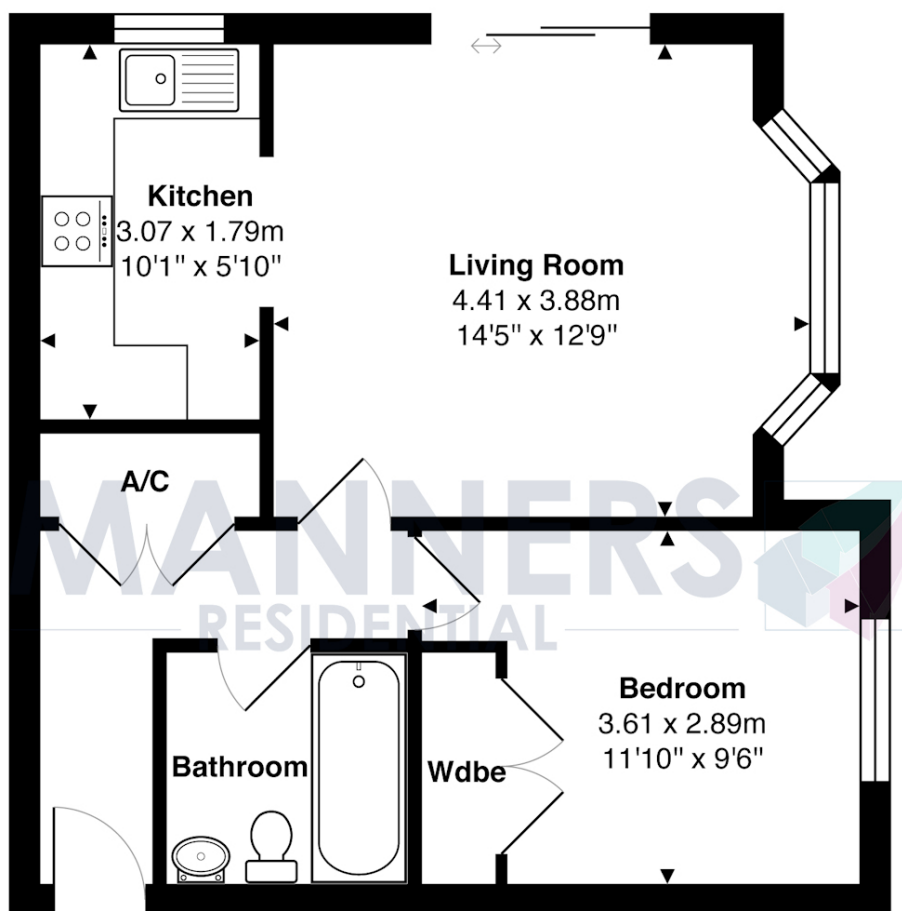
Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 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 - 125 years from 1992
Ground Rent - £100 per annum
Service Charge (Year to April 23) - £1527.33p
Building Insurance (Year to May 23) - £252.00p

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

Total Approx. Gross Internal Area 44.0 m² ... 474 ft²

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