

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £335,000

Abingdon Court, Heathside Road, Woking, Surrey, GU22 7EU



KEY FEATURES

- TOP FLOOR APARTMENT • LARGE LIVING ROOM • KITCHEN WITH APPLIANCES • MASTER BEDROOM WITH EN SUITE • FURTHER BEDROOM • MODERN BATHROOM • UNDERCOVER PARKING • WALKING DISTANCE TO TOWN AND STATION • LEASEHOLD • EPC - C77 CTB - B

Description

NO ONWARD CHAIN. This particularly spacious two bedroom, two bathroom top floor apartment forms part of this highly desirable gated development with undercover car parking, located in a convenient and sought after position within a stone's throw of Woking town centre and mainline station.

The accommodation which is presented in neutral tones throughout comprises: Communal entrance hall with security entry phone system and passenger lift, private entrance hall, a large lounge with plenty of space for a dining table, a modern fitted kitchen with integrated appliances, good sized master bedroom with en suite shower room, further double bedroom, main bathroom, wood laminate flooring, electric heating, allocated undercover car parking spa...

Abingdon Court is located 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.

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 2003 - 106 Unexpired
Ground Rent - £125 per annum

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOP FLOOR FLAT
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 769 sq.ft. (71.4 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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