

MANNERS

RESIDENTIAL

1 Bedroom Flat for Sale - £200,000
Beta Road, Maybury, Woking, Surrey, GU22 8EF



KEY FEATURES

- TOP FLOOR FLAT • WALKING DISTANCE TO TRAIN STATION • LIVING ROOM - 4.23M X 3.64M • KITCHEN - 3.63M X 1.81M • BEDROOM - 4.23M X 2.63M (WITH WARDROBES) • REFITTED WHITE BATHROOM SUITE • COMMUNAL GARDENS • ALLOCATED PARKING SPACE • LEASEHOLD (152 YEARS REMANING) • EPC RATING: - D60 / COUNCIL TAX BAND:- B

Description

This bright and spacious top floor flat is located in a convenient position within walking distance of Woking town centre and mainline station.

The accommodation comprises, communal hall with security entry system, private hallway, large living room with laminate flooring, refitted kitchen with appliances, double bedroom with bedroom furniture, refitted three piece white bathroom suite with shower, electric heating, communal grounds, allocated parking space.

Woking town centre is just a short drive or bus ride away, and has a thriving town centre with two covered shopping centres, theatre, cinema, and range of restaurants and great nightlife along the Chertsey Road. For the commuter, Woking station provides a frequent fast service to Waterloo, whilst the A3, M25 and M3 are all readily accessible.

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:- 152 years remaining.

Current Ground Rent:- £130 per annum increasing to £195 from 2036.

Service Charge from 1st April 2023:- £1220.35p per annum.

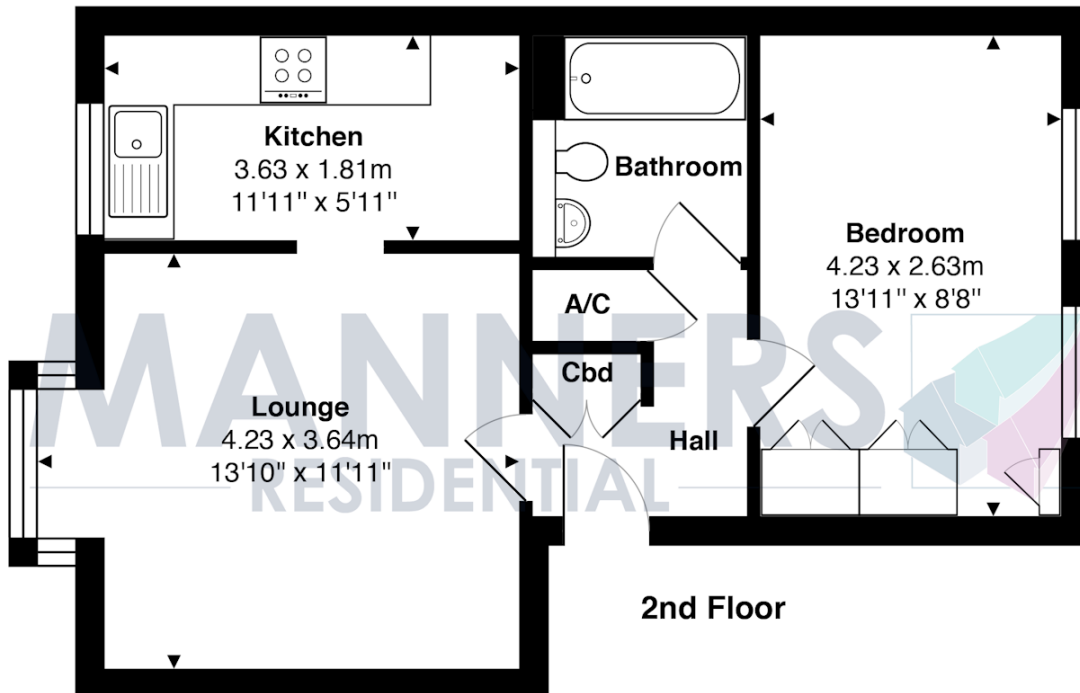
Reserve Building Fund from 1st April 2023:- £1425.70p per annum.

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.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



Total Approx. Gross Internal Area 40.9 m² ... 440 ft²

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