

FOR SALE



Beta Road
Asking Price Of £200,000


MARTIN&CO

Beta Road

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- Service Charge - £1992 PA
- Ground Rent - £130 PA
- Lease Term Remaining - 153 Years
- Ideal Investment 6.6% Yield
- Central Location

NO ONWARD CHAIN Offered to the market is this spacious one bedroom ground floor apartment, located in a quiet cul-de-sac with easy access to Woking Town Centre and mainline station, this property is

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Offered to the market is this spacious one bedroom ground floor apartment, located in a quiet cul-de-sac with easy access to Woking Town Centre and mainline station, this property is an ideal investment or first time purchase.

Comprising of one double bedroom with integral storage cupboards, spacious living area, separate kitchen and modern bathroom.

Further benefits include internal storage cupboards, off street parking and access to the communal gardens.

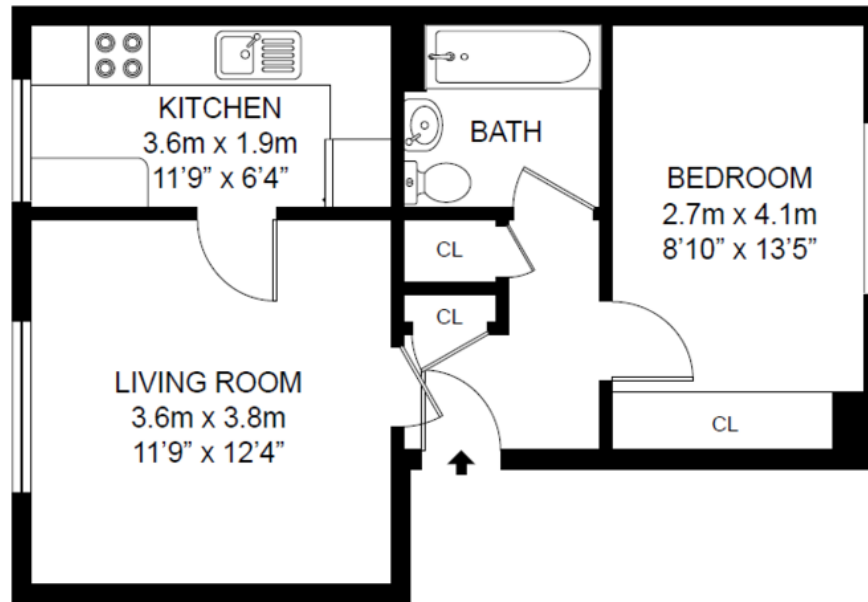


The property is located in a quiet cul-de-sac with easy access to Lion Retail Park as well as Woking Town Centre and mainline station, of which allows a twenty four minute commute into London.

The M3 to the north, M25 to the east and A3 to the south offer easy access to the major road networks connecting the south of England and beyond. The UK's two biggest airports are close by – Heathrow just over 13 miles away and Gatwick within 30 miles. Venture beyond the edge of town and you're into beautiful Surrey countryside with boundless open space, heathland and many picturesque villages to explore.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



GROSS INTERNAL AREA
 UNIT: 435.6 sq ft, 40.4 m²
Beta Road, Woking

Martin & Co Woking

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.