

FOR SALE



Oriental Road, Woking
Asking Price Of £160,000


MARTIN&CO

Oriental Road, Woking

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- Investment Opportunity
- Current Gross Yield Of 6%
- Service Charge - £824.86 PA
- Ground Rent - £50 PA
- Lease - 962 Years Remaining

Investment Opportunity Well presented first floor studio apartment, located in a quiet development that is within walking distance to Woking Town Centre and mainline station.

Well presented first floor studio apartment, located in a quiet development that is within walking distance to Woking Town Centre and mainline station.

This property offers a lounge/bedroom area, a kitchen, bathroom and a storage cupboard. Externally the apartment is complimented by well kept communal grounds and residential parking.

An excellent investment property with a long lease of 962 years and low service charge costs. Currently achieving a gross yield of 6%.

Tax band - B

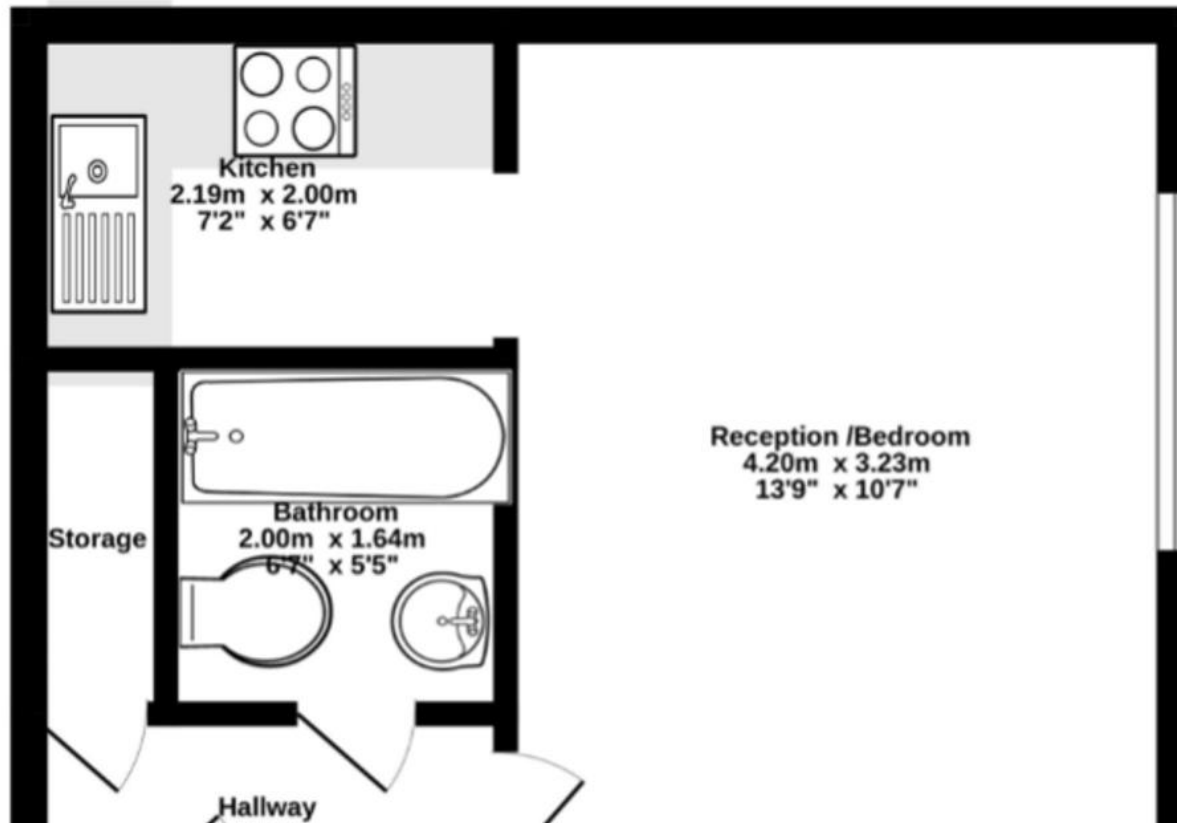




Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.





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.