

FOR SALE



Maybury Road, Woking

2 Bedrooms, 1 Bathroom, Flat

Offers In Excess Of £245,000


MARTIN&CO



Offered to the market with NO ONWARD CHAIN is this spacious two-bedroom second floor apartment, positioned only a short distance from the town centre and mainline station.

- No Chain
- Leashold - 106 Years Remaining
- Service Charge - £1556.12 PA
- Ground Rent - £350 PA
- Open Plan Living
- Second Floor Apartment
- Permit Parking

This property showcases open plan living and comprises; entry hall with a cupboard for storage, two spacious bedrooms, a well maintained bathroom, a living area and kitchen with intergrated appliances.

Furthermore, the apartment is conveniently positioned only a stones throw away from the town centre and mainline station.

Woking is characterized by its array of shopping facilities, bars, restaurants and excellent transport links, notably its mainline railway station connecting residents to London Waterloo and beyond. Woking also benefits from its proximity to local motorways, including the M25 and A3, facilitating convenient travel by road.

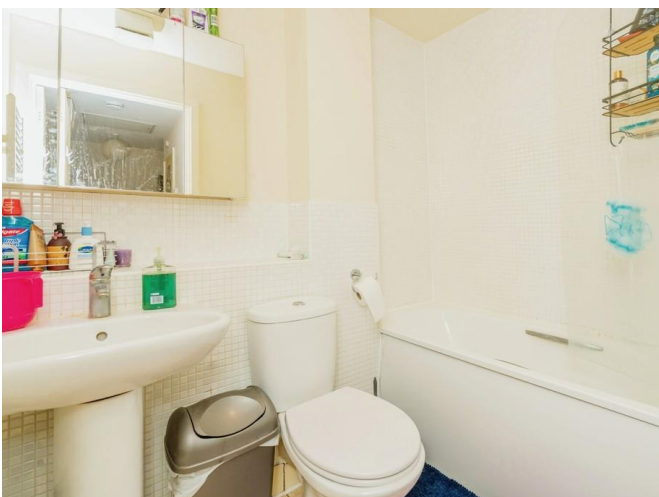
Additionally Woking is well served by an array of highly regarded local schools within 1 mile of the apartment, such as: Maybury Primary, The Park School, St Dunstan's Catholic Primary, The Horsell Village, Woking High and St John The Baptist.

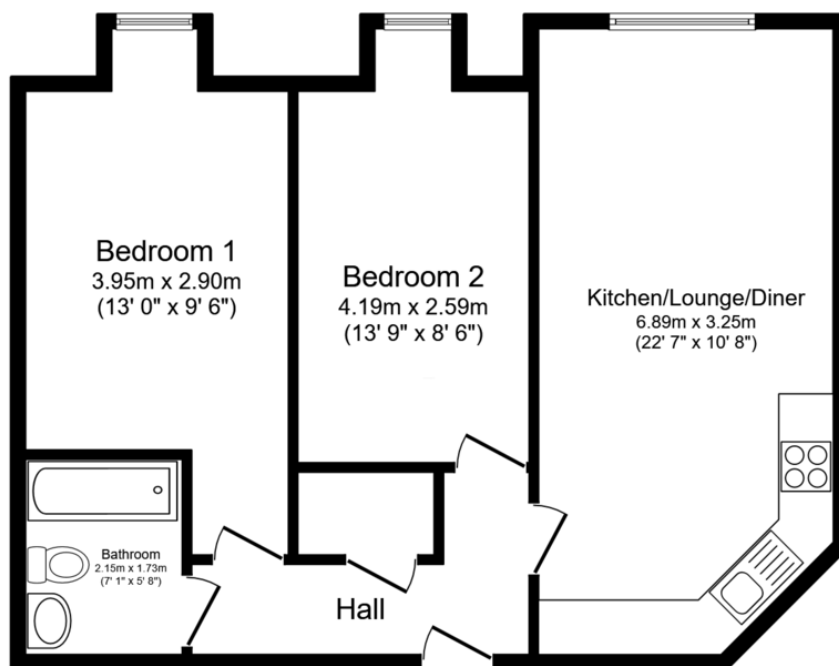
Permit parking is offered to residents, subject to availability.

Viewings Recommended

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	79 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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





Floor Plan

Floor area 57.9 m² (624 sq.ft.)

TOTAL: 57.9 m² (624 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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 for m 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.