



Richard State

Independent Estate Agents

303A Woodham Lane, New Haw, Surrey, KT15 3NY
£225,000

Situated in the heart of New Haw village is this first floor maisonette with the benefit of a recently renewed lease with 117 years remaining and an allocated parking space. Other noteworthy features include a spacious living room and main bedroom, second bedroom, gas central heating and double glazing. The property is ideally suited for first time buyers or investment buyers alike. The maisonette is situated in New Haw village above an embroidery shop close to amenities and only around ten minutes walk from West Byfleet mainline station to Waterloo.



- Recently extended lease. 117 years remaining
- Allocated parking
- Village location
- Investment opportunity
- Two bedrooms
- Close to West Byleet station



Tel: 01932 354 111
email: enquiries@richardstate.com www.richardstate.com
28 The Broadway New Haw Addlestone Surrey KT15 3HA



The accommodation comprises (please see attached floor plan);

ENTRANCE HALL: Double glazed front door, turning staircase to;

FIRST FLOOR LANDING: Double glazed window, radiator, hatch to loft which is partly boarded with lighting

LIVING ROOM: Double glazed window, radiator, feature fireplace

KITCHEN: Wood effect wall and base units with stainless steel sink, space for gas hob/oven, plumbing for washing machine, space for fridge and freezer, combination boiler, digital thermostat, wall tiles, downlights, double glazed window

BEDROOM ONE: Double glazed window, radiator

BEDROOM TWO: Double glazed window, radiator

BATHROOM: White suite comprising bath, w.c., hand basin, wall tiles, double glazed window, radiator

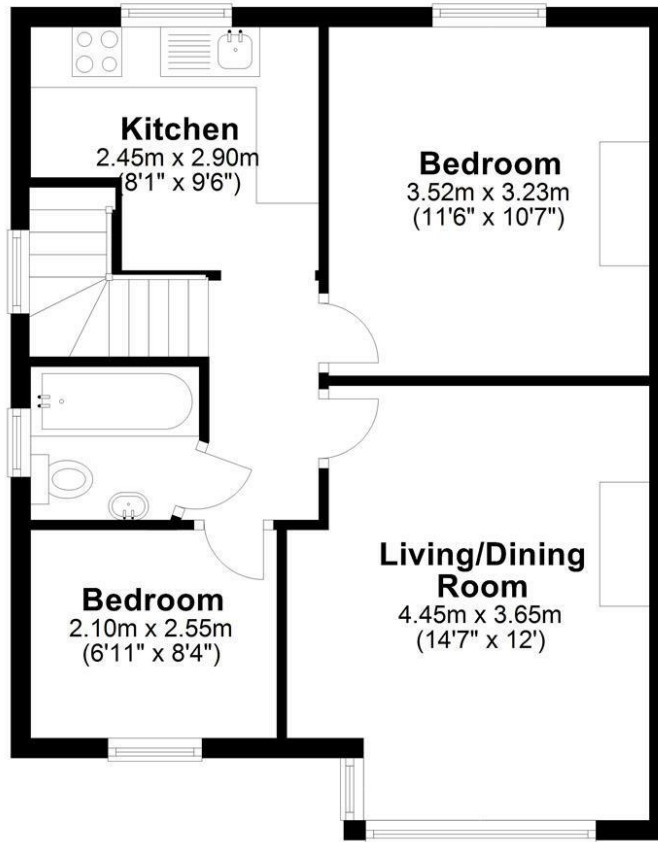
OUTSIDE:

Allocated parking space



First Floor

Approx. 47.2 sq. metres (508.3 sq. feet)



Total area: approx. 47.2 sq. metres (508.3 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC
	56
	73

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC



LEASE: The property is to be sold with an extended year lease

GROUND RENT: Approx £150 per annum

BUILDINGS INSURANCE: Approx £400 oer annum

For an appointment to view please telephone 01932 354111

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