



Richard State

Independent Estate Agents

Kingsoak, North Road, Woking, GU21 5DB £265,000

A bright, spacious and well presented two double bedroom first floor apartment having been much improved by the current owners, now benefitting from a remodelled bathroom and a contemporary fitted kitchen with integrated appliances and a solid timber breakfast bar and worktop. The property also benefits from an allocated parking space, communal cycle stores, security entry phone, low outgoings and a long lease of 189 years from 2004. North Road is a quiet and convenient location being within a short walk of Woking mainline station and the thriving town centre.

AN IDEAL FIRST PURCHASE OR BUY-TO-LET OPPORTUNITY



- Two good size double bedrooms
- Contemporary fitted kitchen with integrated appliances and timber breakfast bar
- Remodelled bathroom
- Long lease and low outgoings
- Allocated parking space and cycle storage
- Double glazing and electric heating
- Close to Woking station and town centre
- Security entry phone
- No onward chain

The accommodation comprises (please see attached floor plan):

ENTRYPHONE SYSTEM AND DOOR TO WELL MAINTAINED COMMUNAL HALLWAY: Stairs to first floor, front door to:

ENTRANCE HALL: Laminate flooring, storage cupboard, cupboard housing hot water tank

DOUBLE ASPECT LIVING ROOM: Downlighters, laminate flooring, electric heater, two double glazed windows, opening to:

KITCHEN: A comprehensive range of contemporary grey laminate wall and base units with integrated oven, hob, extractor hood, dishwasher, washing machine and fridge freezer, solid timber breakfast bar and worktop, brick effect wall tiles, downlighters, laminate flooring, double glazing

DOUBLE ASPECT BEDROOM ONE: Two double glazed windows, electric heater

BEDROOM TWO: Double glazed window, electric heater

BATHROOM: Modern white suite comprising shaped bath with shower unit and shower screen, w.c., hand basin in vanity unit, wall tiles, downlighters, ladder radiator

OUTSIDE:

RESIDENTS CAR PARK: One allocated space number 33

RESIDENTS CYCLE STORES

BIN STORE

SERVICE CHARGE: £129 Per month

LEASE: 189 Years from 2004

GROUND RENT: Peppercorn

EPC RATING: B

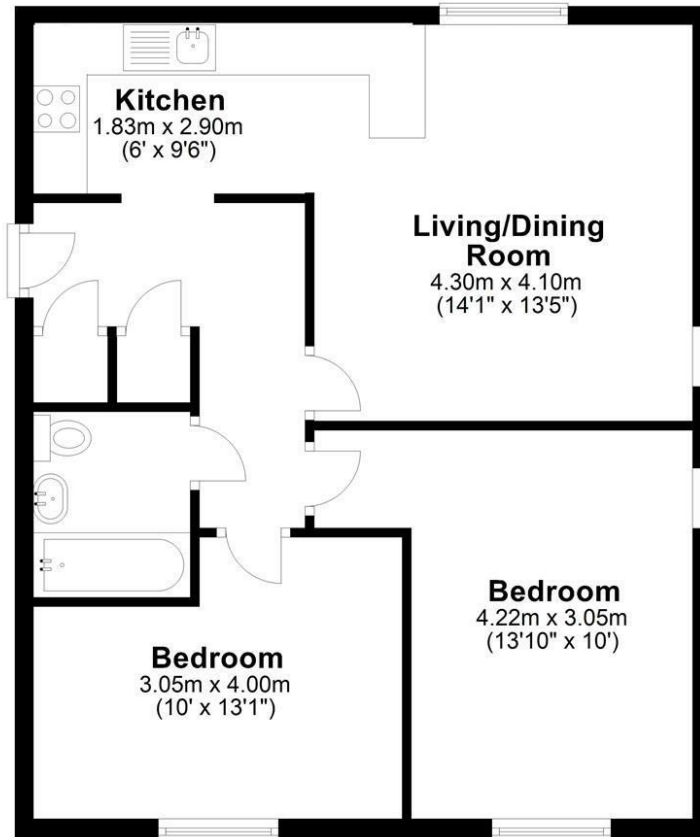
COUNCIL TAX BAND: C

N.B. On road residents parking permits are available from the council for around £80 per year



Ground Floor

Approx. 61.4 sq. metres (661.2 sq. feet)



Total area: approx. 61.4 sq. metres (661.2 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 | 81 | 86 |
| | EU Directive 2002/91/EC | |

| 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 | |



For an appointment to view please telephone 01932 354111

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- (c) No appliances have been tested**