



Woking

Offers In Excess Of £199,950 Leasehold

**** NO CHAIN **** A chance to acquire this one double bedroom penthouse apartment with a large south facing private balcony located in the town centre within a few minutes' walk of Woking station.

Particular features include security gated allocated parking, security entryphone system, lift facility, open plan kitchen/living with the kitchen having a range of modern base and eye level units integrated appliances plus space for a washing machine. There is a large double bedroom and completing the accommodation is a neat bathroom with shower over the bath.

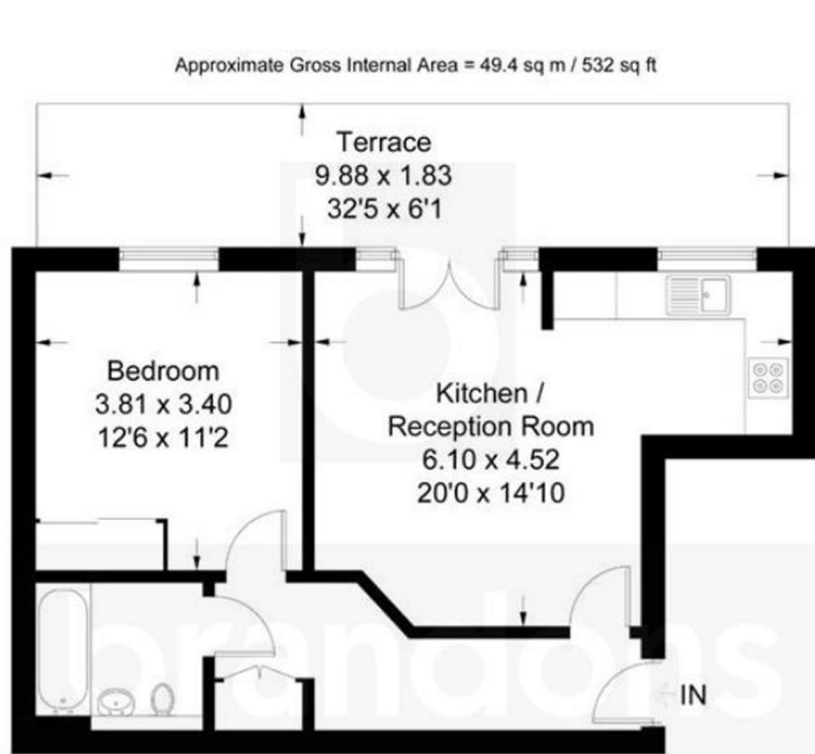
Internal viewings are recommended.

Woking town centre continues to be the subject of very considerable improvement resulting in a modern and busy cosmopolitan town that has an eclectic array of bars, cafes and restaurants. The town also has a wide variety of shops particularly in the Peacocks centre which is also home to the New Victoria theatre and multi screen cinema. Woking has what is widely regarded to be one of the best commuting rail stations in the south east as it runs a very fast and extremely frequent service into Waterloo (23 mins) and here you will also find a very efficient coach service to Heathrow airport.

EPC Rating C
Council Tax Band C
Maintenance and ground rent £200 per month
Remaining years on lease approx 109 (2023)
(Figures correct at time of publishing)

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101 Goldsworth Road, Woking, GU21 6LF



brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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		72	82
		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		82	82
		EU Directive 2002/91/EC	



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

