



Friary Court, Woking, GU21 8UR
£250,000 Leasehold

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A chance to acquire this deceptively spacious and immaculately presented one bedroom home which has undergone improvement by the current owner providing a modern kitchen and recently renovated bathroom. The property benefits from allocated parking with the addition of visitor parking plus a garage.

Situated within an exclusive courtyard near to the popular village of St John's with its village amenities and transport connections to Woking town centre and main line station plus highly regarded schools. We are delighted to market this property for sale and highly recommend a viewing to fully appreciate what this home has to offer either a first-time buyer or an investment purchaser or anyone looking to downsize to a peaceful setting.

Located just 1.8 miles from Woking station, and close to excellent schools such as St John's Primary and Winston Churchill School, as well as local shops and St Johns Village.

Leasehold with 91 years remaining, a service charge of £1,655 pa, and ground rent of £120 pa.
Council Tax Band - C



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Approximate Gross Internal Area 651 sq ft - 60 sq m

Ground Floor Area 253 sq ft – 23 sq m

First Floor Area 233 sq ft – 22 sq m

Garage Area 165 sq ft – 15 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			90
(81-91) B			
(69-80) C			75
(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	

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

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.



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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.

