



Old Post Office Mews, Woking, GU21 7DE  
£225,000 Leasehold

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This contemporary one-bedroom maisonette is located on the first floor and offers an open-plan kitchen / dining / living room. The individually designed kitchen features white modern kitchen units, integrated oven and hob plus space for free standing appliances, under cupboard lighting and wood effect flooring.

The double bedroom includes fitted wardrobes with shaker doors whilst the stylish bathroom comes with wall tiling, a vanity unit, mirrored cabinet, and a shower over the bath.

This immaculate one bedroom home benefits from allocated parking plus the provision of a shed store.

Located in a convenient position within easy reach of the town centre and station and just a short walk from St Johns village.

Council Tax band - C  
Leasehold 250yrs in 2018. 242 yrs remaining.

Ground rent £200 pa.

Service Charge £1100 pa.



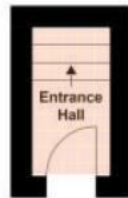


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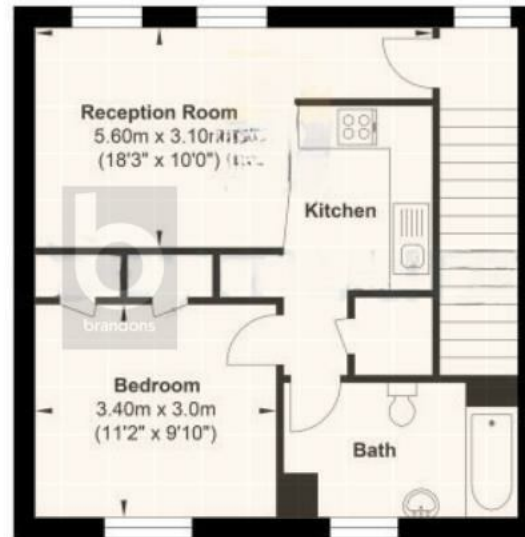


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Ground Floor



First Floor



Gross Internal Floor Area : 47.0 m2 ... 506 ft2

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

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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-58) D			
(1-38) E			
(1-20) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		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.

