



Overthorpe Close, Woking, GU21 2LA  
£200,000 Leasehold

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**\*\*No Chain \*\*** This one bedroom first-floor maisonette presents a fantastic opportunity for first time buyers, investors or those looking to downsize.

The property is situated within a cul-de-sac and is well positioned for local amenities and transport links to Woking, Woking Railway station and Goldsworth Park amenities.

Internally, this bright and airy home has a good size living area, a separate kitchen, and a generous double bedroom, along with a modern bathroom and a useful loft space. Externally, the property benefits from pleasant views across a green and allocated residents parking.

Knaphill village has a good range of day-day shops, pubs and restaurants, which includes a Post Office. For more comprehensive shopping the Sainsbury's superstore is approximately quarter of a mile away. For commuters Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park, Sheets Heath and Basingstoke Canal close by which is ideal for dog walking or a family stroll.

Council tax band -C  
Ground Rent £35 PA  
Lease 952 years remaining



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Approximate Gross Internal Area 490 sq ft - 45 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		55	
(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			
(92 plus) A			60
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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](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.



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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.

