



## Woking

**£275,000 Leasehold**

A chance to acquire this spacious split-level maisonette, with no onward chain. Situated in a sought-after private courtyard this property has been remodelled to provide two double bedrooms, two bathrooms and two reception rooms. The kitchen has been recently updated and offers a stylish range of eye and base units with space for appliances. A white three-piece family bathroom and excellent living room space complete the accommodation.

Located within easy reach of Knaphill & St Johns village amenities as well as Woking Town Centre.

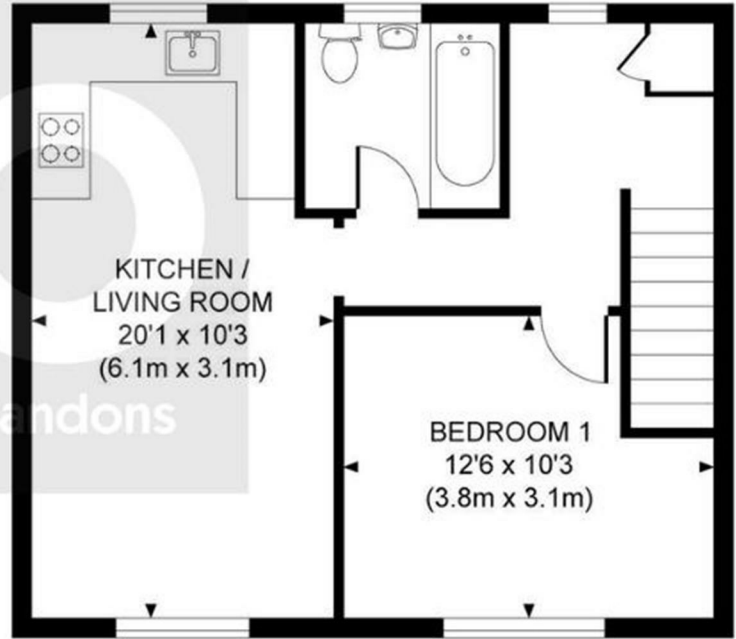
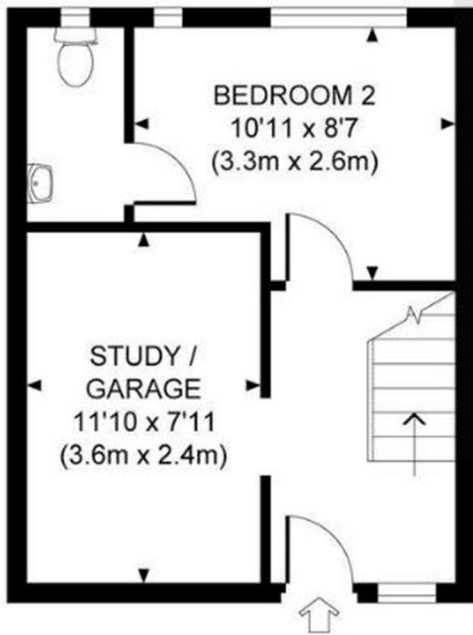
St Johns village has a popular high street providing a good range of day-to-day shops as well as enjoying the delights of the Basingstoke Canal with its pretty tow paths. Woking is a short distance away which has excellent shopping facilities as well as one of the best services to Waterloo stations anywhere in the area. The village has access to several good primary schools as well as Winston Churchill secondary school.

Council Tax Band C  
Lease 91 years  
Service Charge £754.00 pa  
Ground Rent £80 per quarter

# Friary Court, Woking, GU21 8UR



Approximate Gross Internal Area  
730 sq ft / 67.8 sq m



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](mailto:sales@brandonsmove.co.uk)

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 85        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  | 39                      |           |
| (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   |  |                         | 85        |
| (81-91) B   |  |                         |           |
| (69-80) C   |  | 72                      |           |
| (55-68) D   |  |                         |           |
| (39-54) E   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

