



**Willowmead Close
Woking
Surrey
GU21**

Offers In Excess Of £200,000

bettermove

Willowmead Close

Woking

Bettermove are proud to present this 1 bedroom maisonette in Woking, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and electric heating throughout, with an allocated parking space available.

The council tax band is B.

This is a leasehold property with 949 years remaining on the lease; the service charge is £17.50 every 6 months.

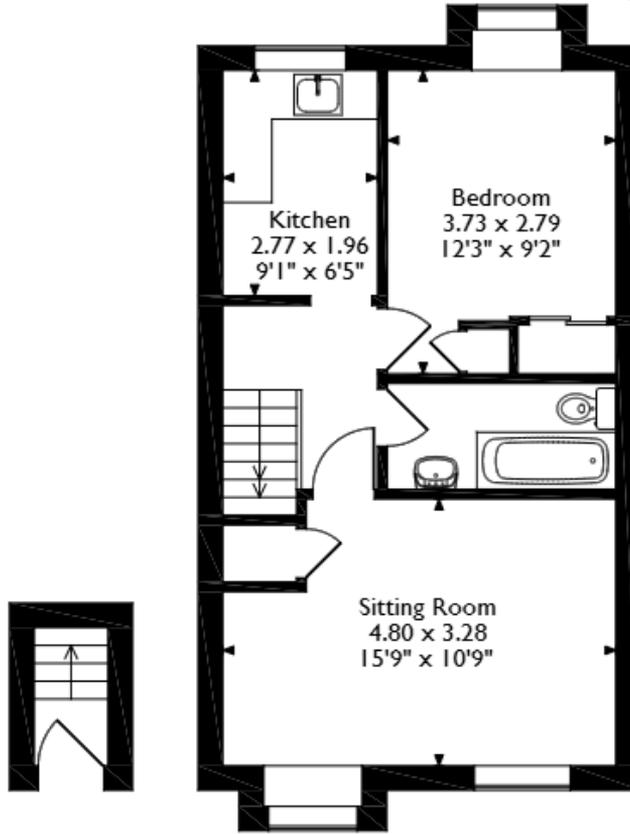
The interior of this beautifully presented, first floor property comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom.

Located in the popular town of Woking, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Woking Train Station, a variety of local bus routes, and quick access to the M25, and M3.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Willowmead Close, Woking, Surrey
 Approximate Gross Internal Area
 44 Sq M/474 Sq Ft



Ground Floor

First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	64	68
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk