



Bradfield Close
Woking GU22 7NY

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- Ideal First Purchase or Buy-to-let Investment
- Fantastic Location
- Residents Gymnasium
- One Bedroom
- On-site Management Company
- EPC Rating: C
- Council Tax Band: C

Situated in the highly sought-after New Central development is this 5th floor, one bedroom executive apartment which offers peace and quiet amongst Woking's thriving town centre.

The property offers well proportioned accommodation that is currently being kept in fantastic condition throughout by the current tenants. Both the open plan kitchen and bathroom suite is fitted with modern units and appliances, and the views from the reception room and bedroom are spectacular.

New Central is located just a few hundred metres from the railway station and shopping centre and there are various shops, restaurants and amenities located in and around the complex itself and residents benefit from access to a well equipped private gym, secure entry, lift access, on-site management suite and underground cycle storage.

This property is currently let on an Assured Shorthold Tenancy at a rent of £1150pcm, therefore offering buy-to-let investors the opportunity to enjoy a gross yield in excess of 5%.

Vacant possession will be available after the second week of November 2018.

No chain.

Sole Agents.



Leasehold

Ground rent and service charges may apply to this property.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.

EPC Rating: C

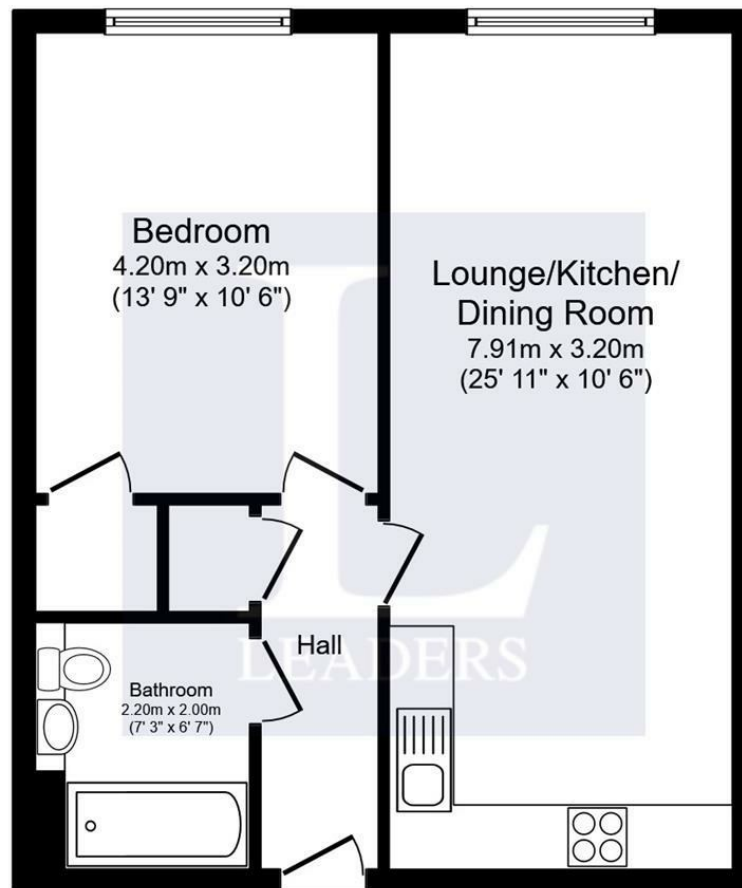
Council Tax Band: C

Lease Length: Approximately 293 years remaining

Ground Rent: Approximately £275 per annum

Service Charge: Approximately £1355 per annum





Floor Plan

Total floor area 51.0 sq. m. (549 sq. ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

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