



Perleybrooke Lane, Goldsworth Park, Woking, Surrey, GU21 3LE

A well presented ground floor maisonette situated in a peaceful cul-de-sac, within moments of Goldsworth Park shopping facilities and Goldsworth Park Lake.

The front door is approached through a private garden space with flower bed planters and space for seating.

The bright and airy living space has a front aspect window and is complemented stylish flooring leading to a modern kitchen with integrated oven and hob as well as space for appliances.

To the rear of the property is a generous double bedroom with and storage cupboard off the hallway. The property is served by a recently updated bathroom room which is finished to a high standard.

Parking is in good supply to the front of the property for both residents and visitors.

The property is located close to excellent transport links, ensuring further convenience.

Council Tax Band B - £2,020.70 pa

Leasehold - 90 years remaining

Ground rent - £150pa

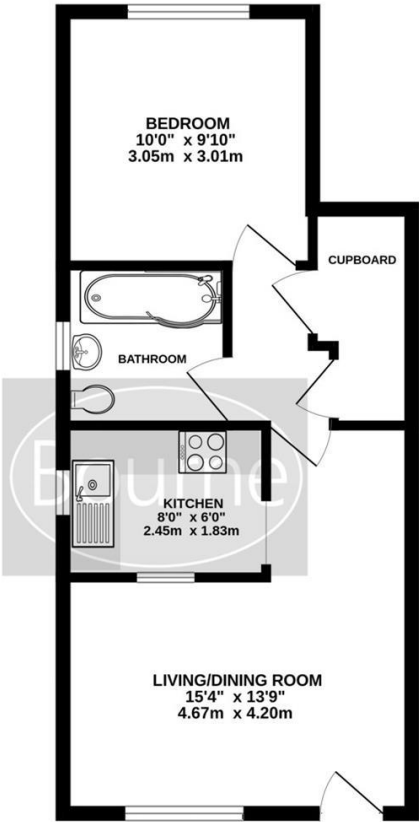
Service charge - £0pa

- Ground floor maisonette
- Bright and spacious living area
- Modern kitchen
- Recently refurbished bathroom
- One double bedroom
- South-facing aspect for natural light
- Fresh décor and stylish flooring
- Front garden
- Quiet cul-de-sac location
- Close to shops, parks & transport links



Floorplan

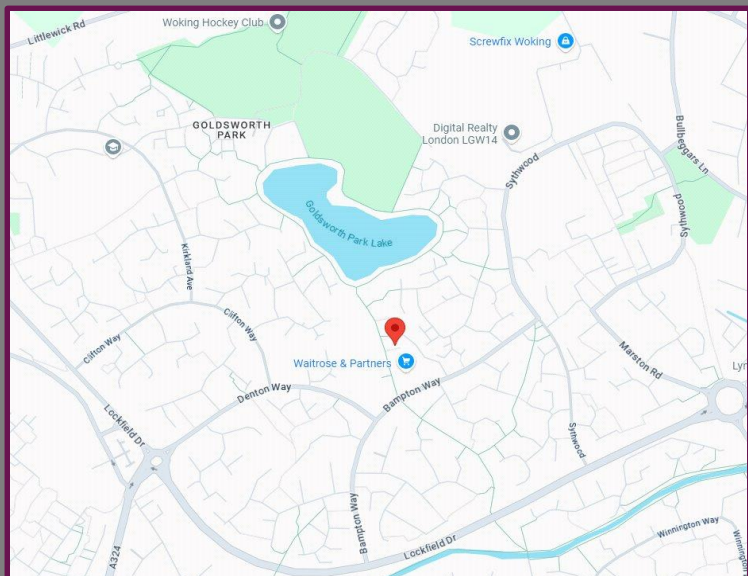
GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA: 438 sq.ft. (40.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given that they will be provided or that they will be in working order at the time of completion of the purchase.

Location

Goldsworth Park amenities include some excellent primary schools, Waitrose supermarket, a selection of local shops, petrol station and Goldsworth Park Lake itself. The number 91 bus service operates through the park connecting Knaphill to Woking, from where there is a fast mainline service to London Waterloo (approximately 26 minutes).



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	63	77
EU Directive 2002/91/EC		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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