

Leaders

First In Letting

www.leaders.co.uk



Leaders

First In Letting

www.leaders.co.uk



Leaders

6 Chertsey Road, Woking, Surrey, GU21 5AB

Tel: 01483 762626 Fax: 01483 770189

email: woking@leaders.co.uk

www.leaders.co.uk



Leaders Mortgages

Just another reason why we are First in Letting.

www.leaders.co.uk/mortgages

The Leaders guide to
Buy To Let

in Woking



Investing in Woking

Woking offers excellent facilities as a commuter town situated 25 miles south west of London with a link to Waterloo under 30 minutes in addition to a thriving local economy. The town is set amidst green countryside with The Basingstoke Canal crossing the borough, which is one of the Countries most beautiful waterways. Woking is also home to the Shah Jeham Mosque, which is the oldest purpose built mosque in Britain.

A wide variety of schools in the area cover different denominations and different areas of Education - There are excellent leisure and recreation facilities including two theatres, The Big Apple complex, Woking Park Leisure Centre and Pool and the Ambassador is a multi screen cinema. There are two shopping centres within the town, which has many of the UK's main high street retailers in addition to individual retailers. The Town is also home to the famous Woking Football Club.

Entertainment

Through the New Victoria Theatre and the Rhoda McGraw Theatre, Woking is able to offer access to London's musicals, plays and shows. This is complimented by Ambassadors multi screen complex, the Big Apple entertainment complex and Woking's brand new Lightbox art gallery on Victoria Way. Woking has a diverse range of pubs, restaurants and bars to suit all tastes.

Shopping

The Peacock Shopping Centre and Wolsey Walk Mall have many of the main high street retailers. Further choice is provided by a range of independent retailers.

Communications

Woking has a renowned commuter link to London with regular trains into Waterloo and Clapham Junction as well as the regular coach service to Heathrow Airport. In addition there is an extensive local bus service

What to buy

Please note that the figures below are based on recent sales in Woking and are correct at the time of going to print. For information relevant to your specific requirements please speak to our experienced Lettings Consultants who have excellent knowledge of the local market and will be happy to advise you.

Type of Property	Demand	Purchase Price (approximate)	Rent Ranges
Studio	Medium	£ 90K - £110K	£ 525 - £ 650 PCM
One bed (Purpose built)	High	£110K - £150K	£ 600 - £ 850 PCM
One bed (Conversion)	High	£100K - £150K	£ 650 - £ 750 PCM
Two bed (Conversion)	Very High	£150K - £200K	£ 800 - £1000 PCM
Two bed (Purpose built)	Very High	£150K - £200K	£ 800 - £1200 PCM
Two Bed (Terrace)	Very High	£170K - £225K	£ 800 - £ 950 PCM
Three bed (Semi)	Very High	£215K - £275K	£1000 - £1300 PCM
Three bed (Terraced)	Very High	£185K - £240K	£ 950 - £1150 PCM
Detached	Low	£280K +	£1200 +

Presentation

Tenants are very discerning and look for good quality fixtures and fittings, presented in clean and tidy order with tasteful décor. Properties are best presented in neutral colours such as cream, beige or white which will appeal to most tastes. Plain carpets or wooden flooring are most popular. As a minimum, the property must have a cooker or oven and hob and carpets.

