



Lorne Gardens, Knaphill, Woking, GU21 2QL  
£235,000 Leasehold

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A beautifully presented first floor apartment, ideally situated just moments from Knaphill village and offered to the market in excellent condition and with no onward chain.

Accessed via a secure entry system, the building features a well maintained communal garden. The accommodation comprises two bedrooms and a refitted modern bathroom, fitted with a wash hand basin, WC and wall mounted shower, all complemented by stylish floor to ceiling tiling.

A bright lounge/dining room provides an inviting living space with plenty of natural light. The kitchen has been fitted with matching wall and base level units and has space for appliances.

This superb apartment would make an ideal first-time purchase, downgrade, or investment opportunity and benefits from allocated parking for two cars. An early viewing is highly recommended.

Knaphill village has a good day-to-day range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsbury's superstore is close-by. For commuting Brookwood station provides a regular service direct to Waterloo. Woking and Guildford. For those who enjoy the outdoors there is Stafford Lake which is ideal for dog walking and Brookwood Country Park ideal for a family stroll on a Sunday.

Property Information:  
Lease Length: 97 years  
Service Charge: £205pa  
Ground Rent: £1072.63  
Council Tax Band: C



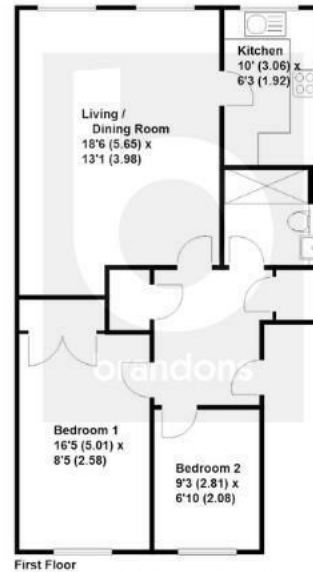
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## Lorne Gardens, Knaphill

Approximate gross internal floor area 641 sq/ft - 59.6 m/sq



First Floor

These plans are not drawn to scale and are for representational purposes only.  
The contents, systems and appliances listed in these details have not been tested  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (82 plus) <b>A</b>                          |                         |           |
| (61-81) <b>B</b>                            |                         |           |
| (49-60) <b>C</b>                            |                         |           |
| (35-48) <b>D</b>                            |                         |           |
| (29-34) <b>E</b>                            |                         |           |
| (21-28) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) <b>A</b>                                              |                         |           |
| (61-81) <b>B</b>                                                |                         |           |
| (49-60) <b>C</b>                                                |                         |           |
| (35-48) <b>D</b>                                                |                         |           |
| (29-34) <b>E</b>                                                |                         |           |
| (21-28) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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.



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

