



Tudor Way, Knaphill, Woking, GU21 2UD
£285,000 Leasehold

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A well presented two-bedroom top floor apartment located within the ever-popular Tudor Way development a stone's throw from the nearby Sainsbury's superstore as well as being within a mile of Brookwood mainline station.

The accommodation itself is bright and spacious with the main reception area arranged in an open plan style, incorporating the kitchen, lounge/dining area, and an attractive balcony. Externally, there are communal gardens with allocated parking for one car plus visitor parking. Knaphill village has a vibrant range of shops, pubs and restaurants, which includes a Post Office. For more comprehensive shopping the Sainsbury's superstore is close by. For commuting, Brookwood station provides a regular service direct to London Waterloo, Woking and Guildford. For those who enjoy the outdoors, there is Brookwood Country Park, Sheets Heath and Basingstoke Canal close by, which is ideal for dog walking or a family stroll.

Property Information

Lease Length: 104 years
Service Charge: £2,100 pa
Ground Rent: £125.00 pa
Council Tax Band -D



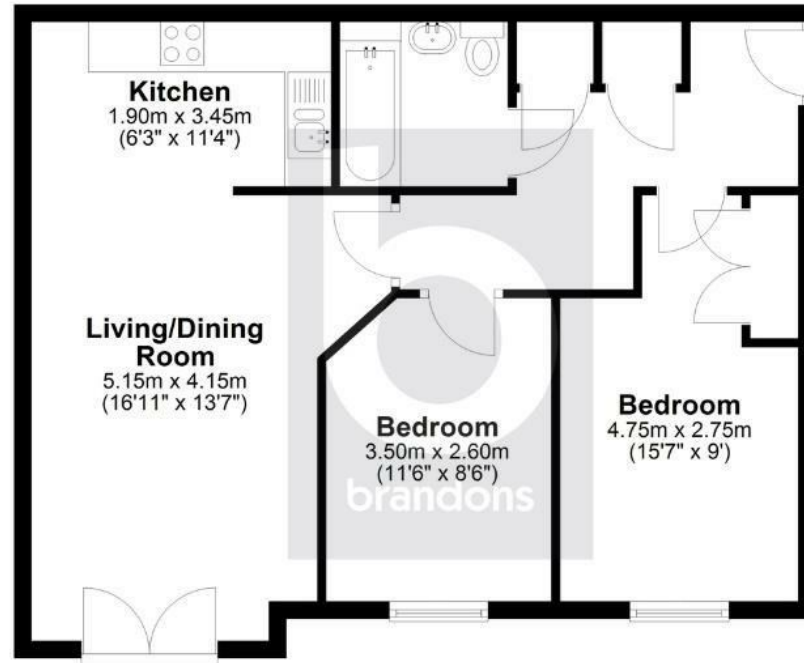
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Second Floor

Approx. 60.5 sq. metres (651.4 sq. feet)



Total area: approx. 60.5 sq. metres (651.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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 & Wales		75	81
EU Directive 2002/91/EC			

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

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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