



Alexandra Gardens, Knaphill, Woking, GU21 2DH
£239,950 Leasehold

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A conveniently situated light and airy two-bedroom ground floor flat just a short walk from Knaphill village centre. The modern fitted kitchen has matching base and eye level units, worktops and built-in oven, hob and extractor fan. There is space for a fridge and plumbing for washing machine. The large living room is an excellent size and has windows and doors providing views and access to the communal garden, a feature fireplace, shutters and wood flooring. There are two bedrooms both with double-glazed windows overlooking the rear garden. The main bedroom has built-in wardrobes and there is a modern refitted bathroom room. Outside, one of the real features of the property is its private communal garden, with a good size area of lawn. In addition, there is parking for visitors and residents.

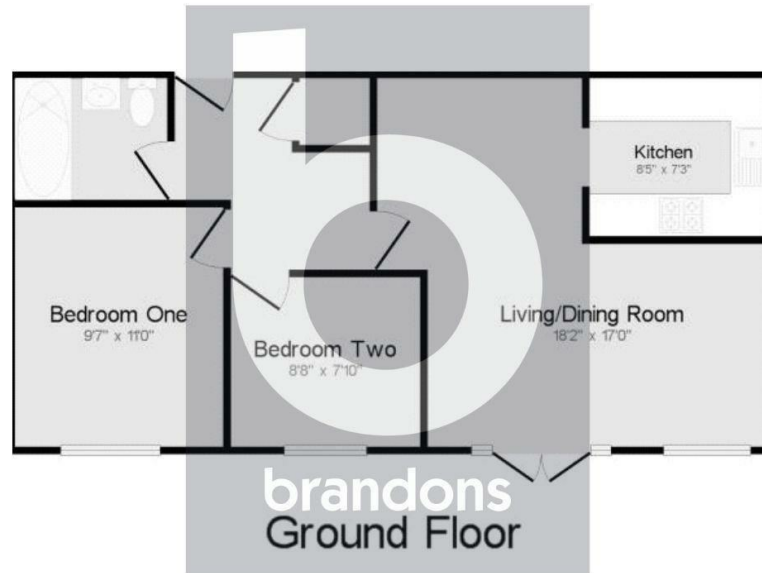
Offered for sale with no onward chain.
Council Tax band -C
Maintenance £1016.40 pa
Ground Rent £100.00 pa
Building Insurance £196.38 pa



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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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email 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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