



Brookwood Farm Drive, Knaphill, Woking, GU21 2FT
£280,000 Leasehold

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*** No Onward Chain *** An excellent two-bedroom two-bathroom first floor apartment located 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 Juliet balcony. Externally, there is residents allocated parking for one car and pleasant well maintained borders.

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: 114 years

Service Charge: £1262.00pa

Ground Rent: £375.00pa

Council Tax Band - D

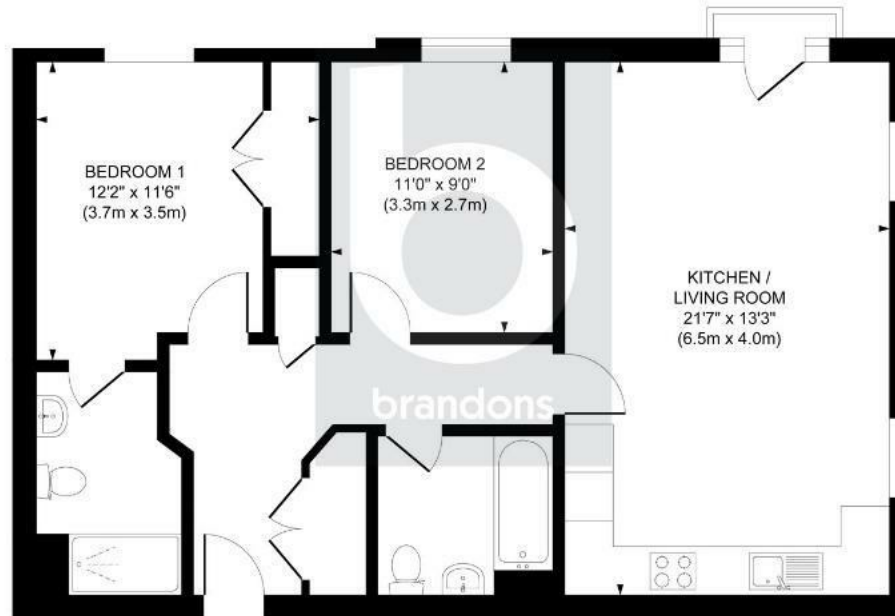


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Approximate Gross Internal Area
755 sq. ft / 70.10 sq. m



FIRST FLOOR

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(82 plus) A			(82 plus) A
(61-81) B			(61-81) B
(39-60) C	87	87	(39-60) C
(15-58) D			(15-58) D
(9-54) E			(9-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC



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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.

