



Knaphill

£399,950 Leasehold

Florence Court is a prestigious gated development of luxury character apartments within a converted Grade II listed Victorian building steeped in local history dating back to the 19th Century.

This ground floor, two double bedroom property has been lovingly maintained by our Vendors and immaculately presented. High ceilings, architrave, picture rails and large windows bring a softness to the accommodation and maintain its full character. A secure entry phone system allows access to the building into well-kept communal hallways with lift access to all floors.

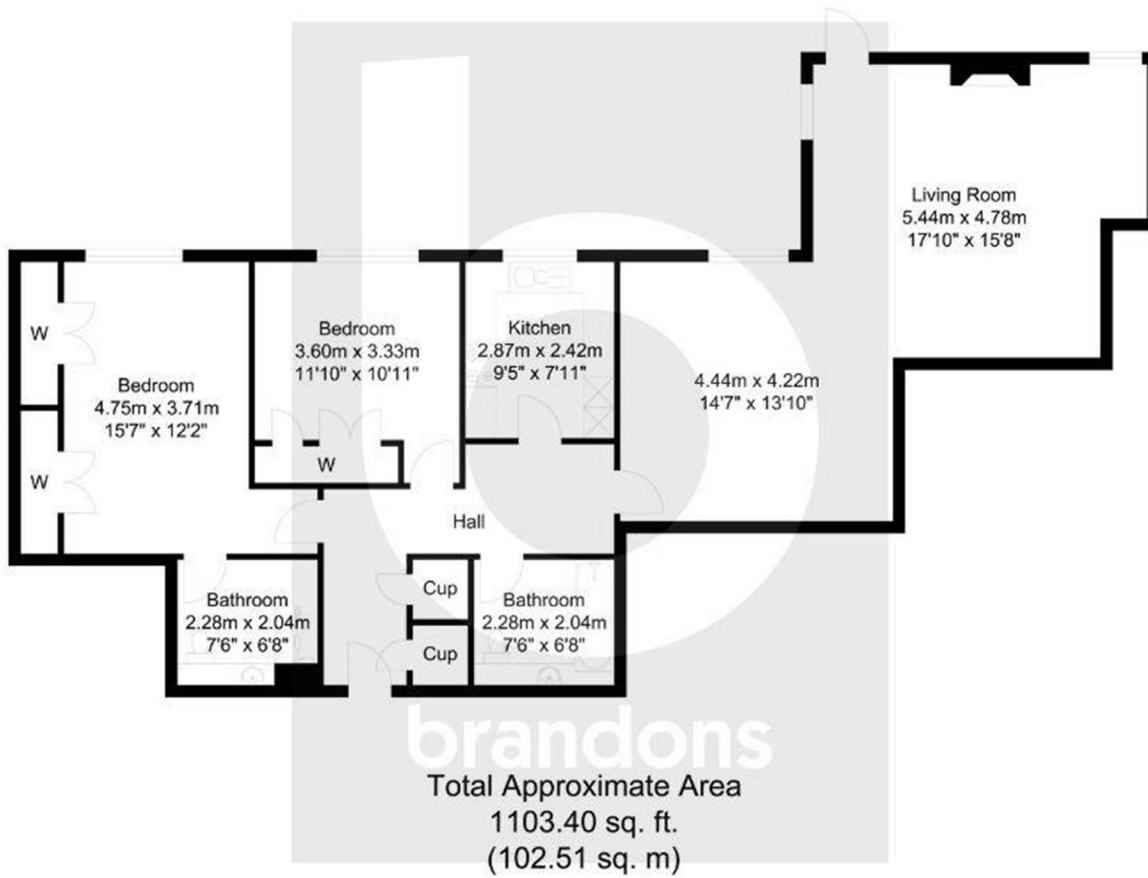
The apartment benefits from a traditional style fitted kitchen with integrated appliances. There is a spacious living room and dining room with a fireplace and stone surround. Both double bedrooms having fitted wardrobes, with the master having en-suite shower room. The family bathroom offering low level WC, hand basin, panel enclosed bath with hand held shower attachment.

Florence court has a private gated entrance, beautifully maintained gardens and this apartment has a allocated parking space plus a garage.

Knaphill Village is a popular centre for the local community and offers many shops suitable for day to day shopping. There are two small supermarkets in the village itself, as well as a bakery, hairdressers and coffee shops. For larger shopping needs there is Sainsbury's superstore, whilst Woking and Guildford town centres are a short drive away, with a wider range of shopping and recreational facilities. Florence Court is located within easy reach of Brookwood Country Park and the Basingstoke Canal making this an ideal location for countryside walks and bike rides.

Council Tax Band - E -Woking.

Florence Way, Woking, GU21 2TN



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.

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		73	75
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			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		75	75
EU Directive 2002/91/EC			

