



**16 Parr Court Tudor Way  
Knaphill, GU21 2UF**

**£1,500**

Top Floor Apartment with 2 Double bedrooms, Modern Kitchen with built in oven & Hob, Fridge/Freezer and Washer/Dryer. Walking Distance of Sainsbury's Superstore.

# 16 Parr Court Tudor Way, Knaphill, GU21 2UF

## Entrance Hall

Built in storage cupboard, built in cupboard housing hot water tank, doors to

## Bathroom



Panel enclosed bath with shower screen, wash hand basin, low level wc

## Kitchen

9'10" x 6'4" (3.00 x 1.94)



Modern range of eye and base level units, washing machine, fridge/freezer, built in electric oven and hob

## Lounge

21'6" x 12'6" (6.57 x 3.82)



Double doors to Juliette Balcony, TV point, Dining Area

## Bedroom 1

10'9" x 8'8" (3.30 x 2.65)



Built in wardrobe with sliding doors

## Bedroom 2

10'9" x 10'5" (3.28 x 3.20)

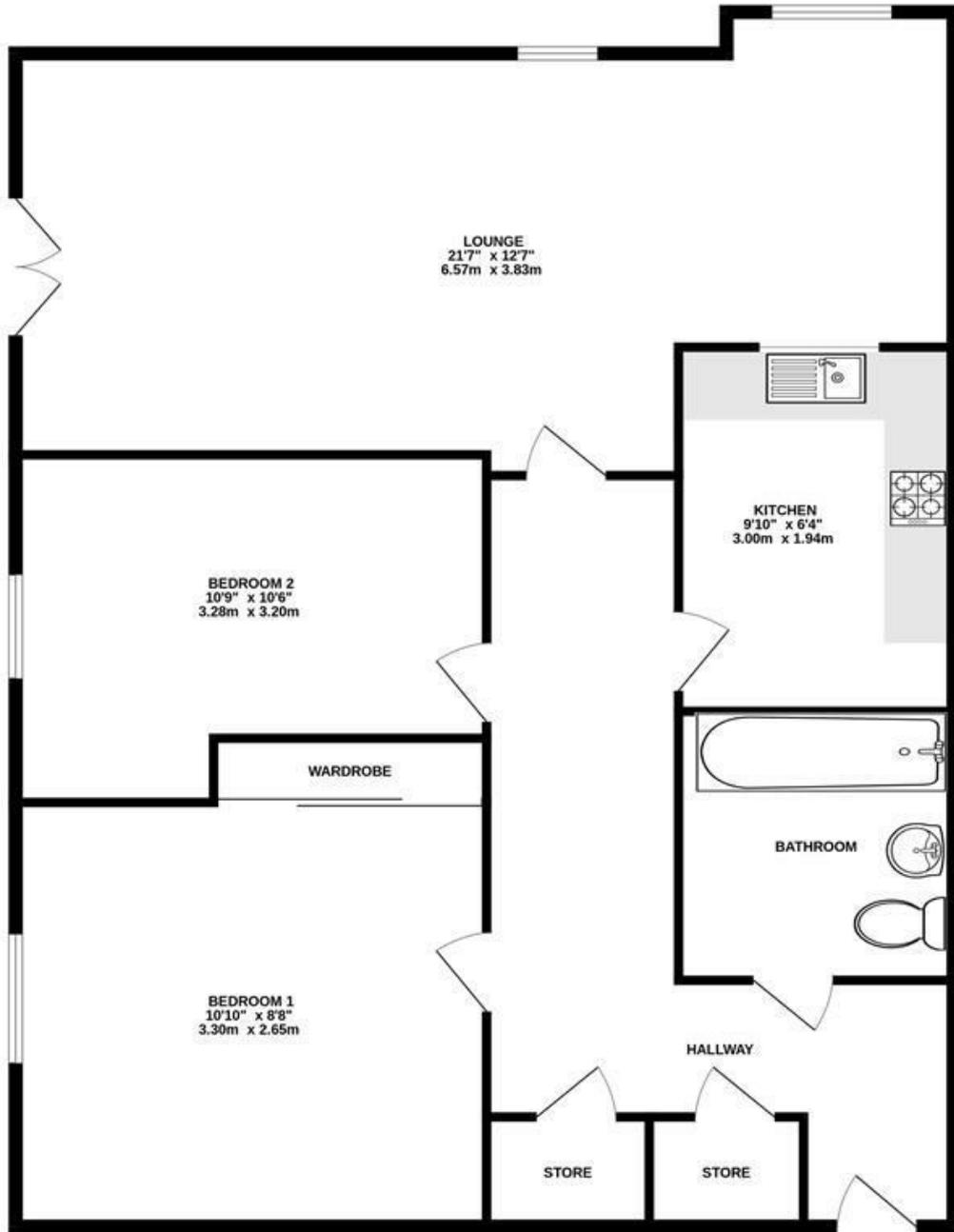


## Outside

Allocated Parking Space for 1 car



**GROUND FLOOR**  
689 sq.ft. (64.0 sq.m.) approx.



**TOTAL FLOOR AREA : 689 sq.ft. (64.0 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	75	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		