



Elm Court, Knaphill, Woking, GU21 2DP  
£215,000 Leasehold

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**\*\* No Chain \*\*** A chance to acquire this immaculately presented, very large one double bedroom ground floor maisonette with a modern refitted kitchen and bathroom and offering in our opinion excellent sized accommodation with a lounge/dining room, double glazed windows, allocated parking plus a private enclosed rear garden. This property will benefit from a lease renewal for 204years.

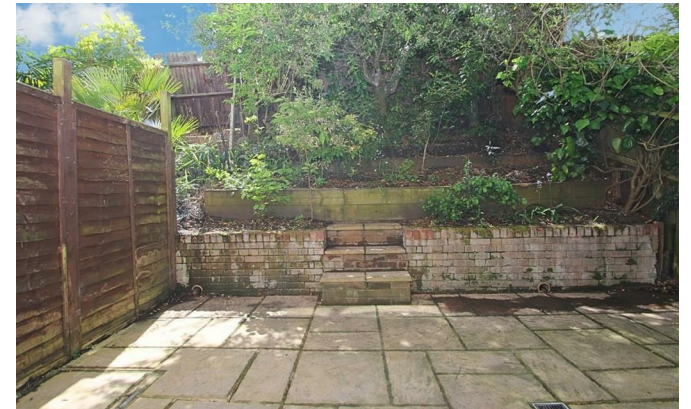
An ideal opportunity for anyone looking to be close to Knaphill village, public transport links to Woking town centre and Brookwood main line station. This property is offered to the market for sale with vacant possession.

Knaphill has several good primary schools as well as Winston Churchill secondary school. There is a Sainsburys superstore a range of local shops for day to day needs, cafes, pubs and restaurants plus excellent public transport links into Woking town centre, which has been the subject of massive improvement and is just a short drive away and now has something of a bustling and cosmopolitan feel to it with a wide and eclectic array of bars, restaurants and shops. In the Peacocks centre you will also find the New Victoria theatre and the multi screen cinema along with further shopping opportunities. Commuter road links are provided via the M3, A3, Brookwood station, Woking mainline station aprx. 4miles away with frequent, direct trains to London Waterloo in 30 minutes aprx.

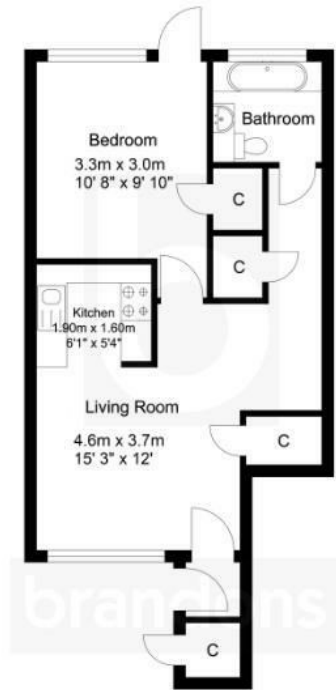
Council Tax band -B  
Service charge £1,076.40 pa  
Ground rent £60 pa  
Lease 204years from 1/9/24



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Total Approximate Area  
409.78 sq. ft.  
(38.07 sq. m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	76
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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](mailto: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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