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**FISH BAR**

KNAPHILL FISH BAR

**Kan**

Fosters Lane, Woking, GU21 2PW  
£160,000 Leasehold

**brandons**

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A chance to acquire this spacious two-bedroom first floor apartment located in Knaphill and offered to the market with no onward chain. The property will benefit from a lease extension by the current owners bringing it back up to 125 years. The accommodation includes a spacious lounge, a separate kitchen that has been fitted with base and eye level units, electric oven and gas hob. A principal double bedroom and a single bedroom, a bathroom fitted with a three-piece suite comprising a wash hand basin, w.c and bath. The apartment is accessed via the communal open stairs at the rear of the property and additionally benefits from the courtyard style outside space leading to the front door.

Knaphill village has a vibrant range of shops, pubs and restaurants, including a Post Office. For more comprehensive shopping, Sainsbury's superstore is also 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 close by which is ideal for dog walking or a family stroll.

Please Note: Pursuant to the Estate Agents Order of 1991 we must mention that the owner of the property is an employee of Bridges Estate Agents Ltd.

Council Tax Band: C

Lease: will be extended to 125 years, currently 61 years

Ground rent: £100 until 2052 and then rising to £150 until the end of the extended lease term.

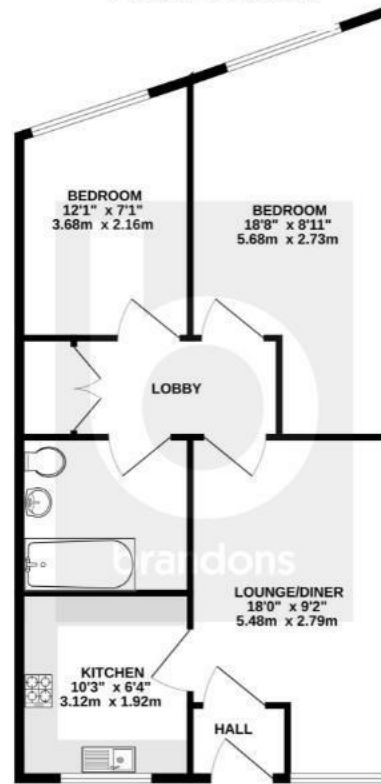


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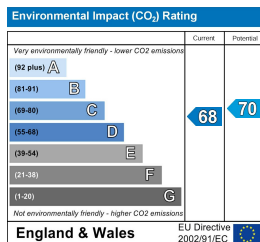
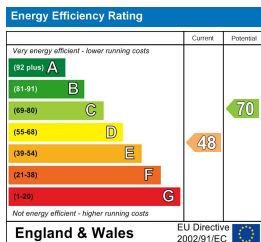


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## FIRST FLOOR



Every effort has been made to ensure the accuracy of the floorplan contained herein. Measurements, in whole, meters and any other units are approximate and no responsibility is taken for any inaccuracy or error. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee is made as to their operation or efficiency. Call us on 01483 798840.



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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