



Brookwood Farm Drive, Knaphill, Woking, GU21 2FT
£275,000 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

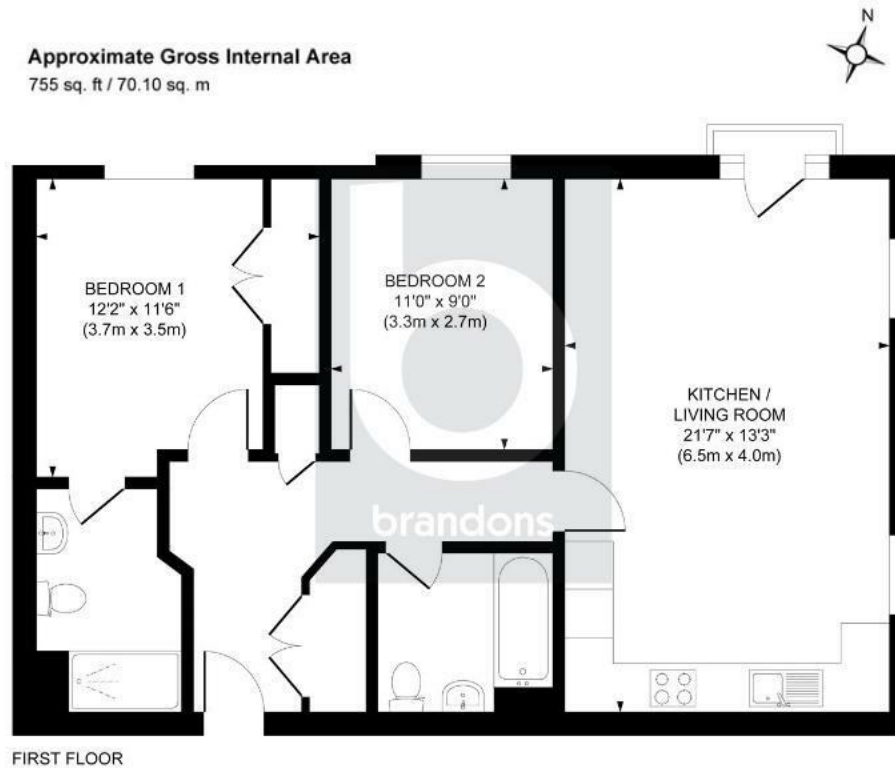


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Approximate Gross Internal Area
755 sq. ft / 70.10 sq. m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
(29-34) E		
(21-28) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(82 plus) A		
(61-81) B		
(49-60) C		
(35-48) D		
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Not environmentally friendly - higher CO ₂ emissions		
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To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email sales@brandonsmove.co.uk

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