



Alexandra Gardens, Knaphill, Woking, GU21 2DH  
£239,950 Leasehold

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A conveniently situated light and airy two-bedroom ground floor flat just a short walk from Knaphill village centre. The modern fitted kitchen has matching base and eye level units, worktops and built-in oven, hob and extractor fan. There is space for a fridge and plumbing for washing machine. The large living room is an excellent size and has windows and doors providing views and access to the communal garden, a feature fireplace, shutters and wood flooring. There are two bedrooms both with double-glazed windows overlooking the rear garden. The main bedroom has built-in wardrobes and there is a modern refitted bathroom room. Outside, one of the real features of the property is its private communal garden, with a good size area of lawn. In addition, there is parking for visitors and residents.

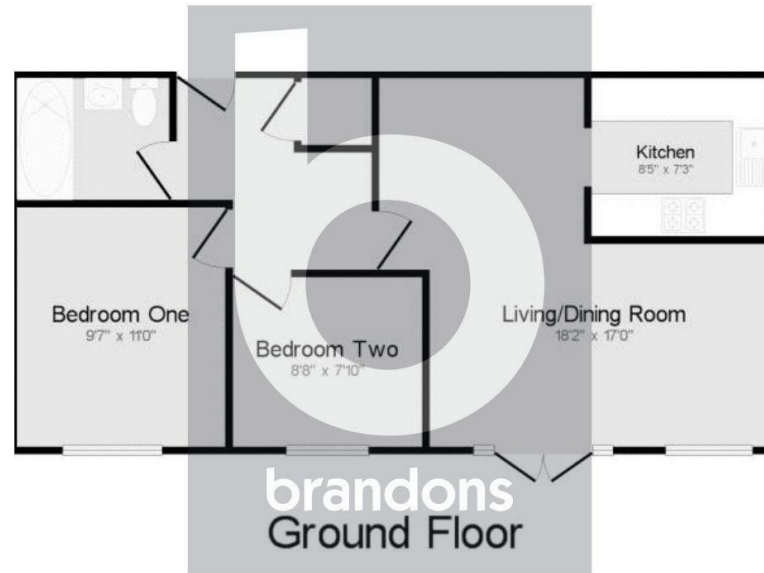
Offered for sale with no onward chain.  
Council Tax band -C  
Maintenance £1016.40 pa  
Ground Rent £100.00 pa  
Building Insurance £196.38 pa



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	72	76

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			
(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	57	60

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

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