



Alexandra Gardens, Knaphill, Woking, GU21 2DH
£250,000 Leasehold

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This modern two bedroom first floor apartment is offered for sale with no onward chain. Located on the popular Brookwood Manor development, a few minutes walk of Knaphill village and within walking distance of Brookwood mainline station.

With neatly presented communal areas this immaculately presented property boasts two bedrooms, a modern fitted kitchen and bathroom and residents parking and overlooks a well maintained communal garden.

Situated within access of Knaphill village amenities and Brookwood main line station, the Sainsbury's Superstore and public transport links into Woking town centre close by. An appointment to view is advised.

Council Tax band -C Woking.

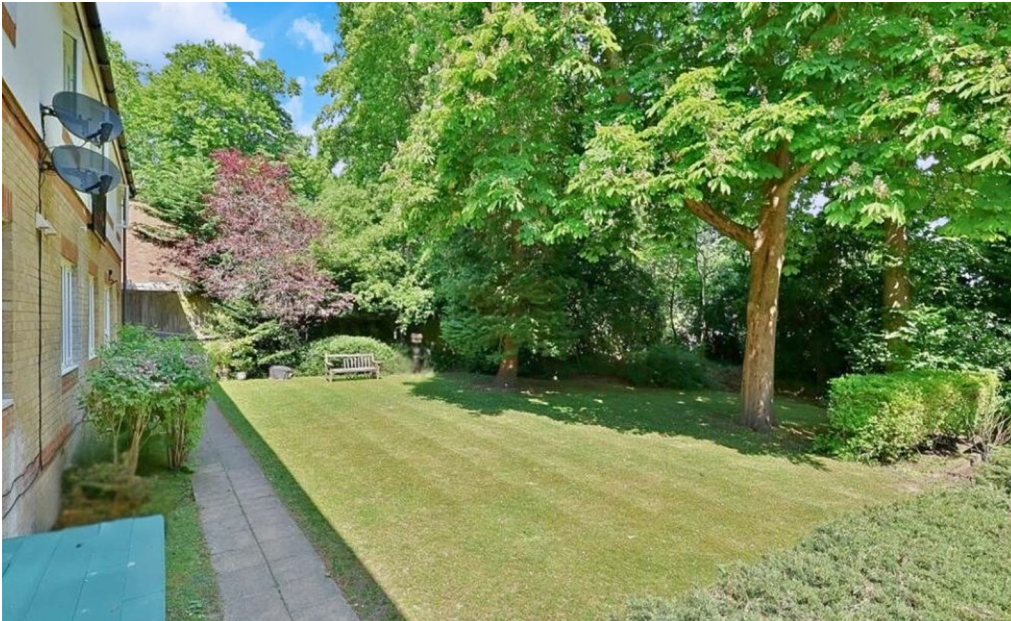
Lease 95 years

Ground Rent £150 pa

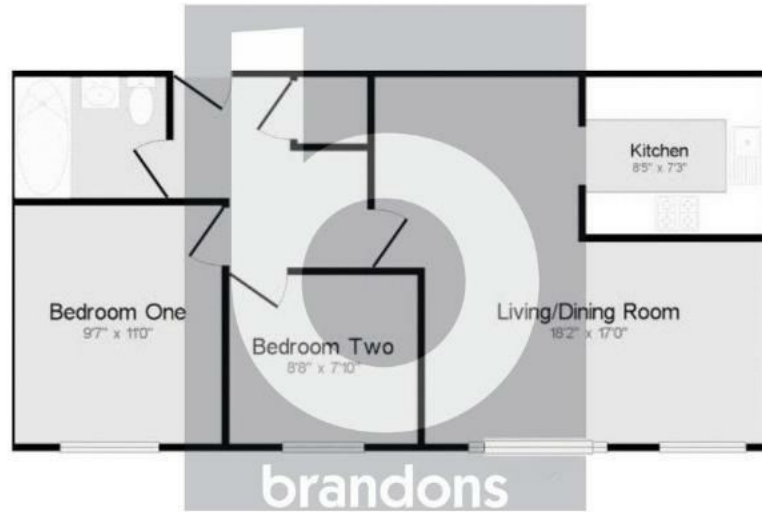
Maintenance Charge £1118.04 pa



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		
(61-81) B		
(39-60) C		
(15-54) D		
(9-38) E		
(1-7) F		
Not energy efficient - higher running costs		
	77	83
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		
(39-60) C		
(15-54) D		
(9-38) E		
(1-7) F		
Not environmentally friendly - higher CO ₂ 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

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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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

