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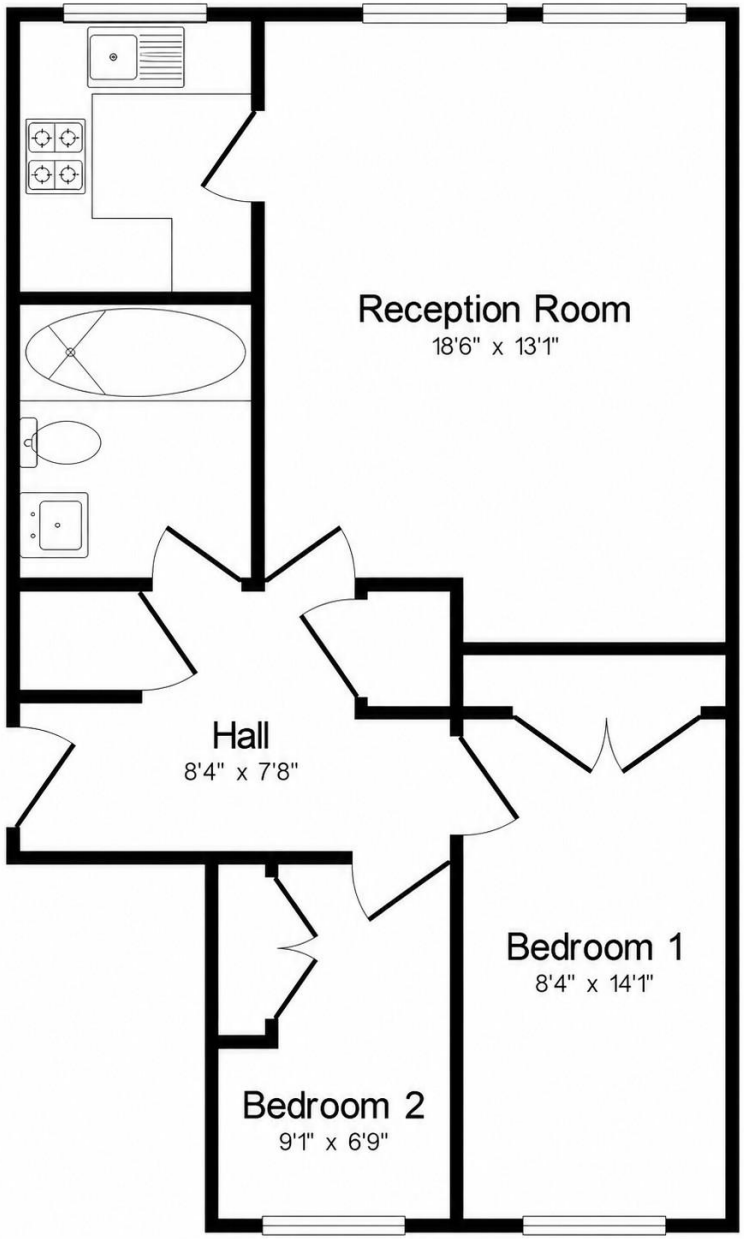
KNAPHILL

£245,000

Set on the top floor, this well presented two bedroom apartment offers comfortable living in a convenient village location. Knaphill's local amenities are within walking distance, while nearby Brookwood Park provides an inviting spot to enjoy the outdoors.

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Approximate Area = 710 sq ft / 66 sq m



Lorne Gardens, Knaphill, Woking, Surrey, GU21

- **Two bedroom top floor apartment**
- **Spacious living room with separate kitchen**
- **Double bedroom and versatile single bedroom**
- **Built-in wardrobes to both bedrooms**
- **Modern family bathroom**
- **Two allocated parking spaces, plus visitors' parking**
- **Communal gardens**
- **Walking distance to Knaphill Village Amenities & Brookwood Park**

Set on the top floor, this well presented two bedroom apartment offers comfortable living in a convenient village location. Knaphill's local amenities are within walking distance, while nearby Brookwood Park provides an inviting spot to enjoy the outdoors.

The spacious living room offers a welcoming place to relax or entertain, with the separate kitchen keeping everyday cooking neatly distinct from the main living space. Double glazing and gas central heating, provided by a boiler, add to the home's comfort throughout the year.
The principal bedroom is a comfortable double, while the second bedroom offers flexibility as a guest room, home office or single bedroom. Both rooms benefit from built-in wardrobes, and a modern family bathroom completes the accommodation. Outside, residents can enjoy the communal gardens, with two allocated parking spaces and additional visitors' parking providing practical convenience. The combination of adaptable accommodation, outdoor space and easy access to Knaphill's amenities makes this an appealing home.

Knaphill village serves as a beloved hub for the local community, offering an array of shops catering to everyday needs. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers, providing a vibrant and welcoming atmosphere. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. For broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon just 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band C - EPC Rating C - Tenure: Leasehold 97 Years remaining
Service Charge – Circa £1024pa - Ground Rent – Circa £205pa

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. - We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.











