

Cromwell Court, Tudor Way, Knaphill, Woking, Surrey, GU21 2UB

Asking Price £215,000

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A stylish 1 bedroom 2nd floor apartment located in a quiet Knaphill setting boasting tasteful decoration, recently renovated bathroom, balcony and allocated parking.

Secure entry to the building leads to communal areas with stairs to the 2nd floor. A hallway with recently instealled wooden flooring offers access into each the living room, bedroom and bathroom along with a storage cupboard. The main reception area is open plan and incorporates the living room, dining area and kitchen that has been fitted with a range of base and eye level units and integrated oven with electric hob. Two glazed doors from the living space allow large amounts of light in and give access to a private balcony that provides the ideal setting to sit and relax. The bedroom, also recently recarpeted, is a spacious double that benefits from the use of built in wardrobes. The bathroom has been recently completely refurbished with a modern three-piece suite including bath with shower over, glass shower screen, low level WC, hand basin in floating vanity unit and stylish tiled surrounds.

Externally there are well kept communal grounds that surround the development with a circular laid to lawn area in the centre. There is allocated parking for residents along with plenty of visitor parking. Further benefits include a long lease in excess of 100 years.

With transport links in mind, the property sits just 0.8 miles from Brookwood train station which means access in under 30 mins to London Waterloo and Clapham junction. The property is also on several bus routes and each Woking, Guildford and Junction 3 of the M3 are just a short drive away.

Council Tax Band C - £1,998.90pa
Leasehold - 103 years remaining
Service charge - £1200pa
Ground rent £100pa

- 2nd floor apartment
- Double bedroom with fitted wardrobes
- Spacious living/dining room
- Open plan kitchen
- Large balcony
- Luxury refitted bathroom
- Stylish flooring
- Allocated parking space
- 0.8 miles from Brookwood mainline station
- Over 100 year lease



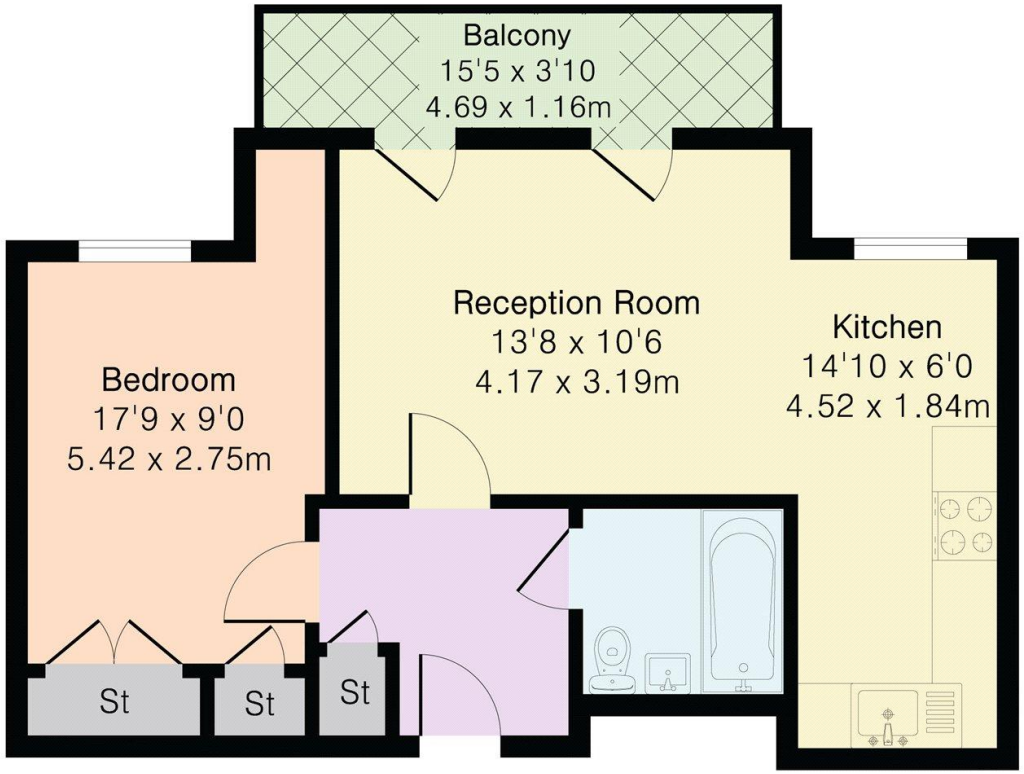






Floorplan

Approximate Gross Internal Area 472 sq ft - 44 sq m



Second Floor

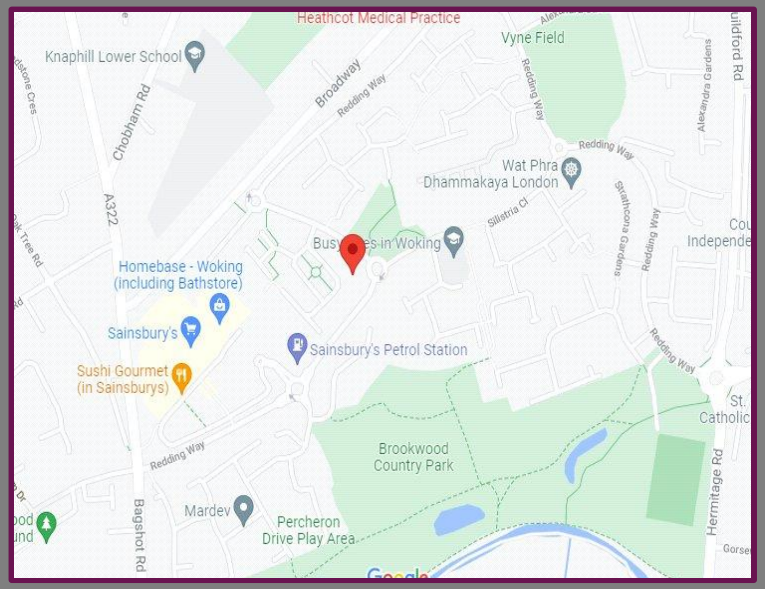
PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

Bourne

Location

Knaphill has many good schools to choose from, a number of convenience shops on the high street and several supermarkets. There are good road and bus links to Guildford and Woking whilst the M3 motorway is less than a 10 minute drive. The nearest Mainline stations are Woking or Brookwood, each providing a direct link to London Waterloo (26 or 35 minutes approximately)



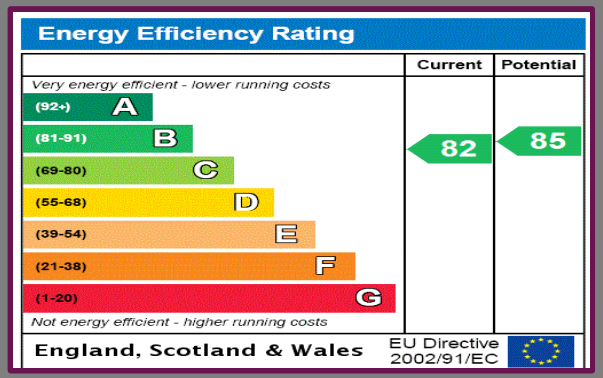












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