



Cleve Court, Anchor Hill, Knaphill, Woking, Surrey, GU21 2HG

£240,000

# Cleve Court, Anchor Hill, Knaphill, Woking, Surrey, GU21 2HG

Presented in exceptional condition throughout this two bedroom apartment offers great sized living space, two double bedrooms with built in storage, modern bathroom, neat kitchen and allocated parking. Unlike many apartments this property benefits from private loft storage adding to the overall purchase appeal.

The sitting/dining room is a great sized space and is dual aspect meaning there is plenty of natural light. The kitchen is separate to the sitting/dining room and has been fitted with base and eye level units, integrated oven with electric hob, work surfaces finished off with stylish metro-style splash backs.

The bathroom has been fitted with a three piece suite including wash hand basin, w/c and panel enclosed bathroom.

The bedrooms are both double, enjoying the use of built in wardrobe space.

A useful storage cupboard in the hallway and spacious loft space of approximately 50sqm complete the accommodation on offer. Externally there is allocated parking to the rear of the property.

Service Charge - £1440pa

Ground Rent - £300pa

Leasehold - 95 years 10 months remain

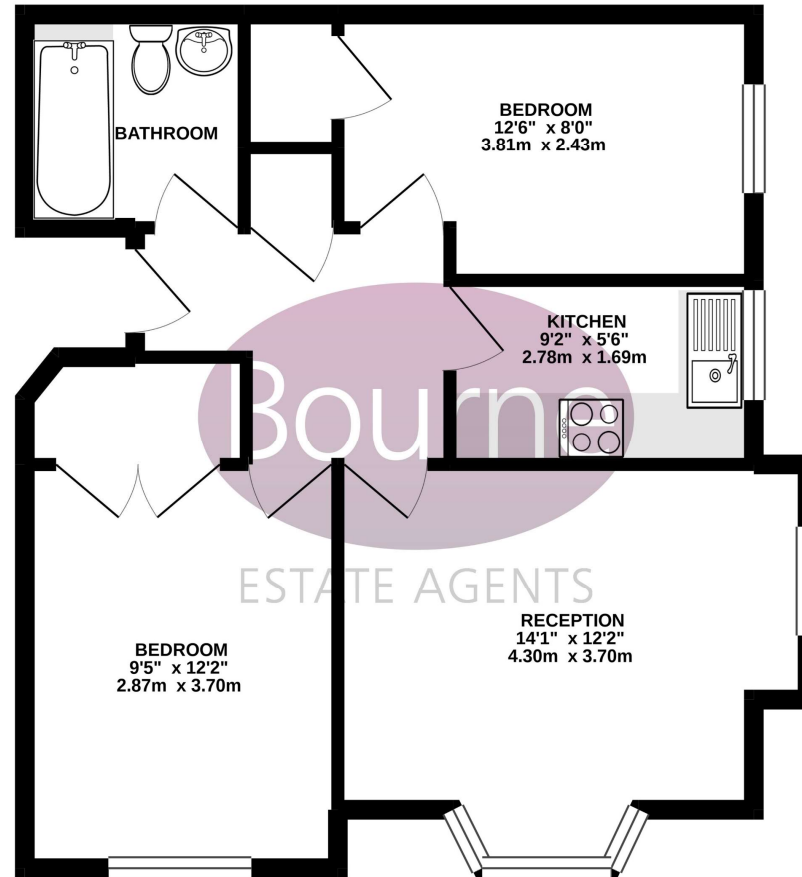
(Figures correct at time of publishing)

- Fantastic apartment
- Two double bedrooms
- Allocated parking
- Modern kitchen and bathroom
- Spacious living / dining room
- Popular location
- Private loft space
- Ideal first time purchase or investment



# Floorplan

FIRST FLOOR  
575 sq.ft. (53.4 sq.m.) approx.

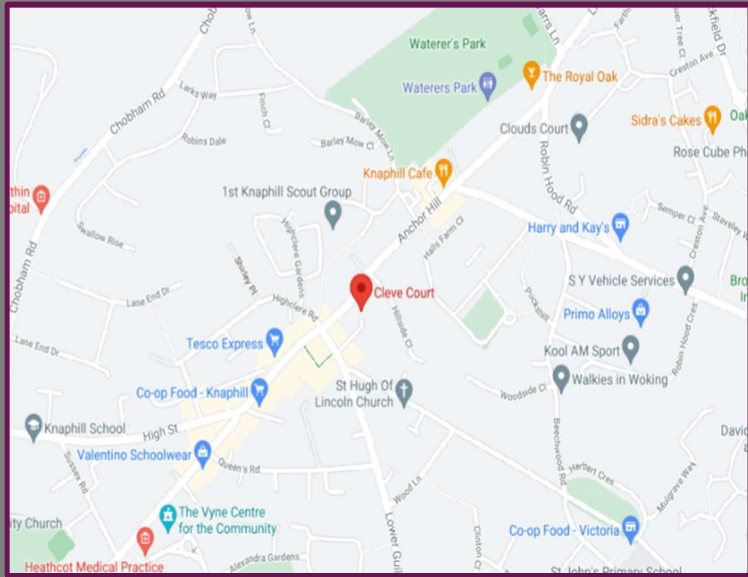


TOTAL FLOOR AREA : 575 sq.ft. (53.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their reliability or efficiency can be given.

# 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)



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71   c	77   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

**WOKING:** 36 Commercial Way, Woking, Surrey, GU21 6EN

**Tel:** 01483 722244 | **Email:** woking@bourneestateagents.com

**Web:** www.Bourneestateagents.com