



ESTATE AGENTS



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

£240,000

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Located on the second floor of this modern apartment building, this one bedroom apartment is presented in immaculate condition with brand new bathroom and carpets, a modern kitchen, generous living accommodation with large balcony and a double bedroom with fitted storage. With transport links in mid, 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.

Secure entry to the building leads to communal areas with stairs to the 2nd floor. A hallway with new wooden flooring offers access into each the living room, bedroom and bathroom along with a storage cupboard. The main living space has new carpet and 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 newly 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.

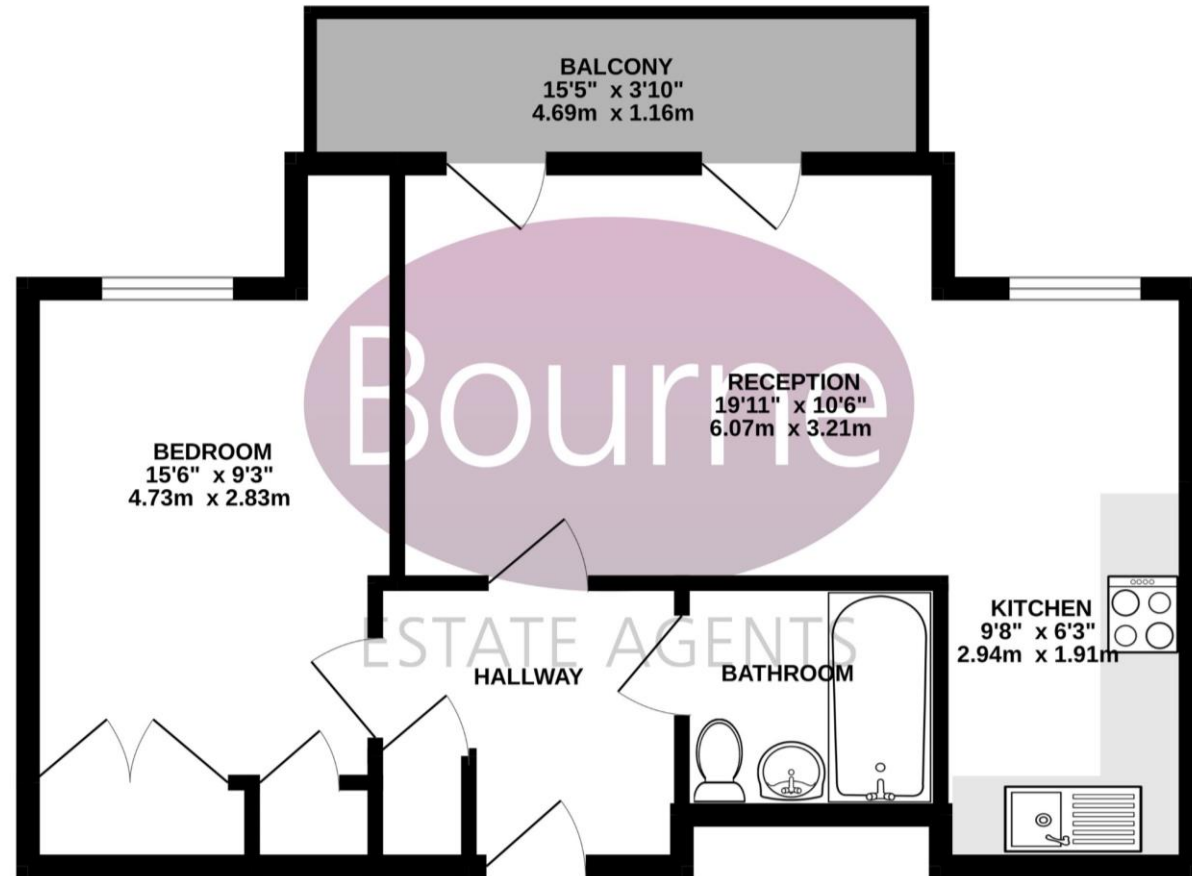
Externally there are well kept communal grounds that surround the development with a circular laid to lawn area in the centre. There is allocated parking for residents along with plenty of visitor parking. Further benefits include a long lease in excess of 100 years.

Council Tax Band C - £1,998.90pa
Leasehold - 106 years remaining
Service charge - £1200pa
Ground rent £100pa
(Prices correct for 2023-2024)

- 2nd floor apartment
- Double bedroom with wardrobes
- Spacious living/dining room
- Open plan kitchen
- Large balcony
- Brand new refitted bathroom
- New Wooden flooring and carpets
- 2x car parking spaces
- 0.8 miles from Brookwood mainline station
- Over 100 year lease



Floorplan



SECOND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

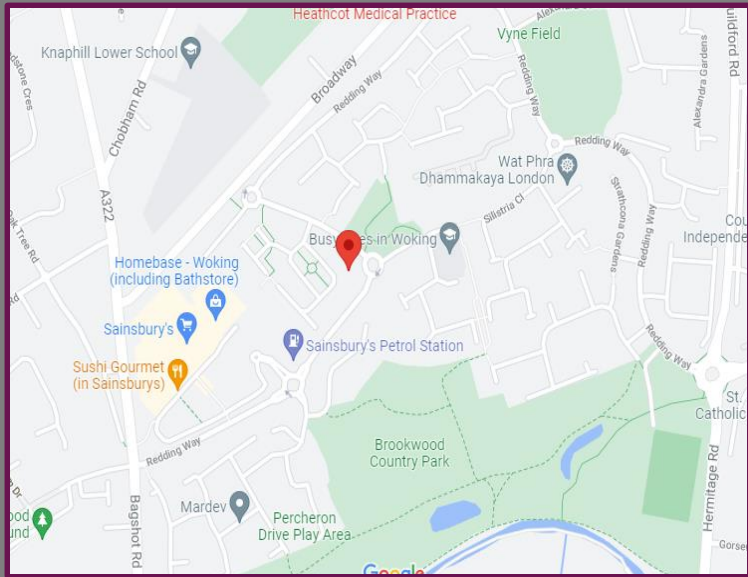
TOTAL FLOOR AREA : 480 sq.ft. (44.6 sq.m.) approx.

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 operability or efficiency can be given.

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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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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, Scotland & Wales	82	85
	EU Directive 2002/91/EC	

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...

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