



104 Brookwood Farm Drive, Knaphill, Woking, Surrey, GU21

2FW

Asking Price £290,000



# 104 Brookwood Farm Drive, Knaphill, Woking, Surrey, GU21 2FW

This premium two bedroom property is located on the first floor of a modern development built circa 8 years ago by Messrs Cala Homes.

Accessed via secure telephone entry, this first floor apartment comprises: light, airy and spacious open plan kitchen/living/dining area which benefits from modern high spec upgrades added by the current owners.

Two very generous double bedrooms are on offer which both easily accommodate wardrobes and associated bedroom furniture, both are serviced by a modern bathroom suite.

Externally, the property benefits from allocated parking with visitor parking on offer throughout the development.

40% Shared Ownership option available at £116,000

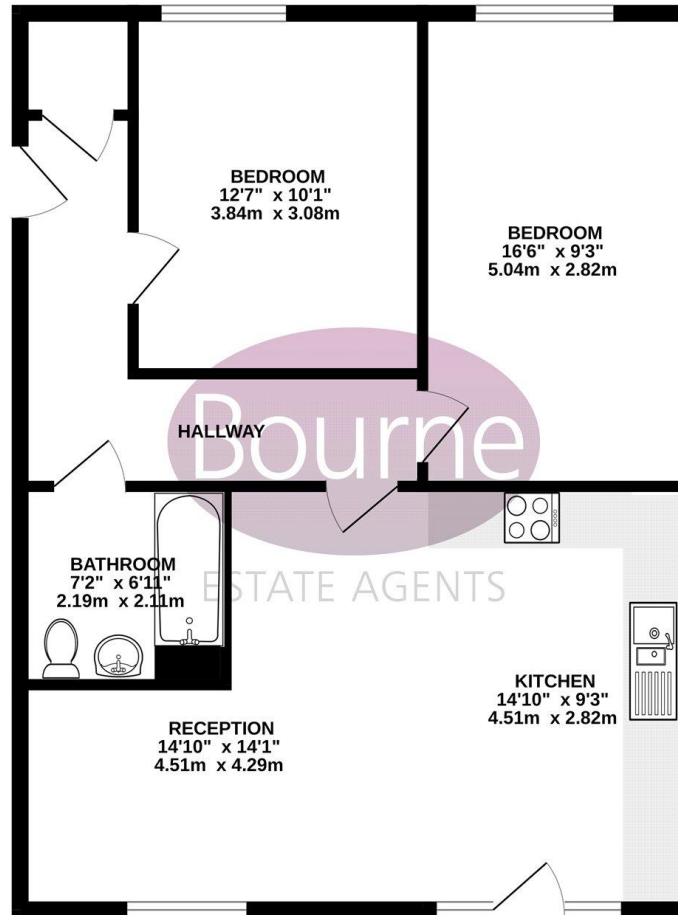
Council Tax Band is D - ££2,248.77pa (2023-2024)  
Leasehold – 116 Years 10 Months Remaining  
Service Charge - £1460pa  
Ground Rent £100pa

- First floor apartment
- Two generous double bedrooms
- Modern kitchen
- Spacious open plan living dining room
- Modern bathroom suite
- Allocated parking
- Popular development
- Close to Brookwood mainline station
- 40% Shared Ownership



# Floorplan

FIRST FLOOR  
728 sq.ft. (67.7 sq.m.) approx.

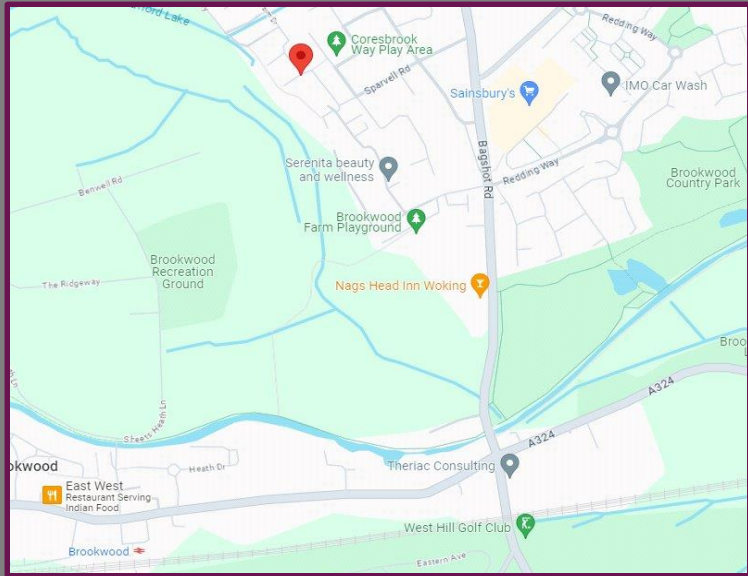


TOTAL FLOOR AREA: 728 sq.ft. (67.7 sq.m.) approx.

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 availability 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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