



Howard Court, Tudor Way, Knaphill, Woking, Surrey, GU21 2UE

£265,000

# Howard Court, Tudor Way, Knaphill, Woking, Surrey, GU21 2UE

An immaculately presented two double bedroom top floor apartment benefitting from refurbishment throughout and situated in a popular modern development built by Bellway Homes.

Offering bright and airy living accommodation throughout and located approximately 1.1 miles from Brookwood mainline station, this apartment benefits more storage than most with private loft space.

The reception room is generous and bright with space for both living and dining and Juliet balcony with views to the South West. This open plan space incorporates a brand new kitchen with a stylish range of units, work surfaces over and breakfast bar with tiled splash backs. Integrated appliances include, fridge freezer, washing machine, drinks fridge and dishwasher.

Both bedrooms are comfortable doubles with built in wardrobes to the master. The bedrooms are serviced by a fully refitted bathroom offering panel enclosed bath with shower over, low level WC and hand basin with vanity unit storage.

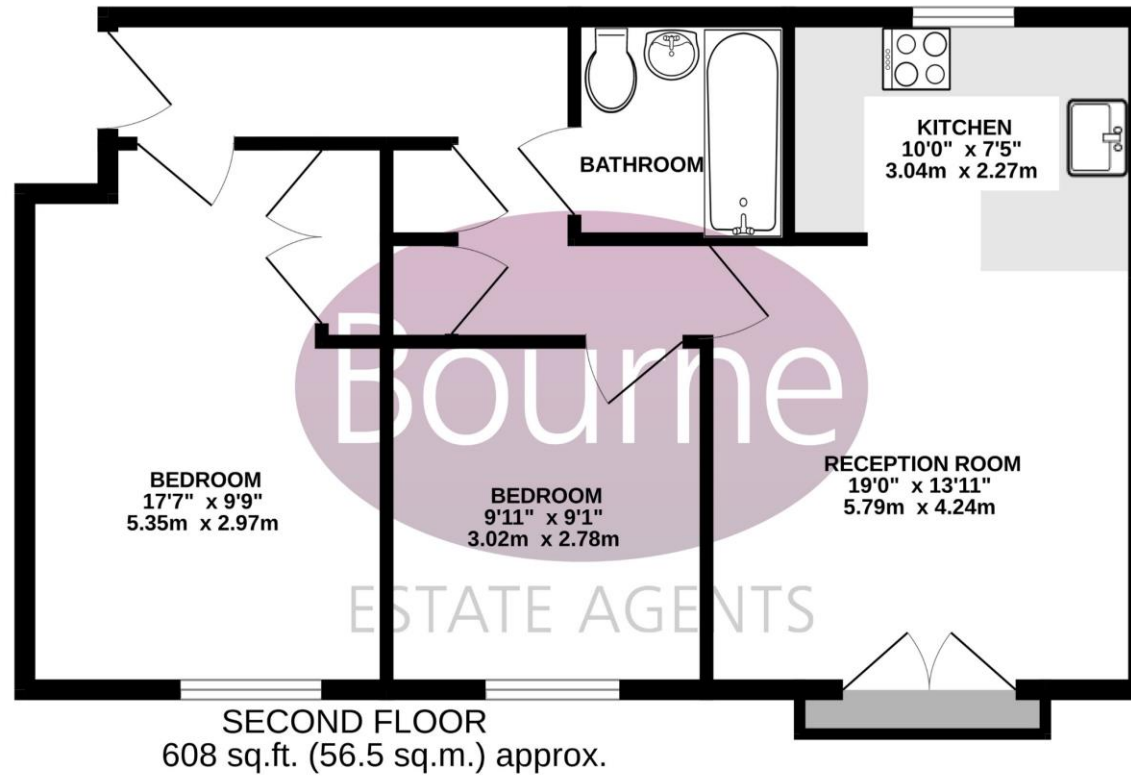
The communal gardens are well kept and surround the development with a large green area centrally also, with cycle store and bin store for residents. Unlike many apartments, Tudor way offers a good level of visitor parking and allocated parking for residents.

Council Tax Band D - £2,371.60pa  
Leasehold - 108 years remaining approx.  
Service charge - £1,640pa  
Ground rent - £125pa

- Top floor apartment
- Two double bedrooms
- Spacious open plan living room
- Brand new kitchen
- Refitted bathroom
- Juliet balcony
- New carpets
- Private loft storage
- Allocated & visitor parking
- Communal gardens



# Floorplan



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

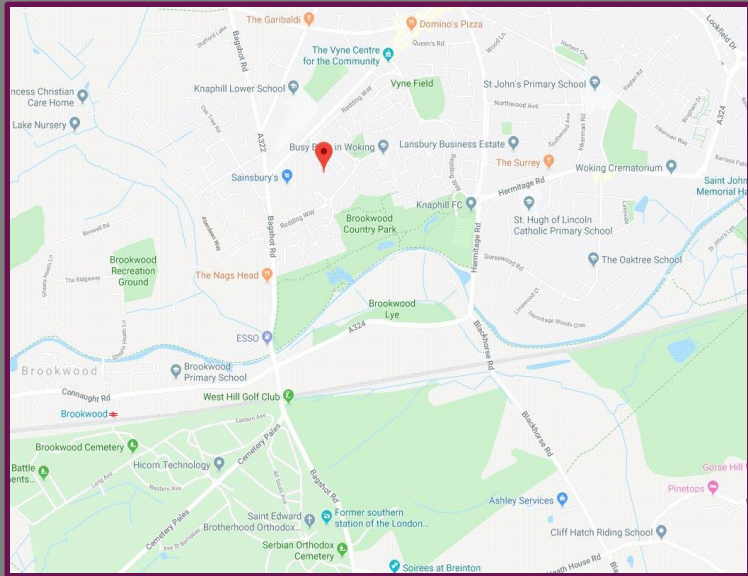
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	84
(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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