



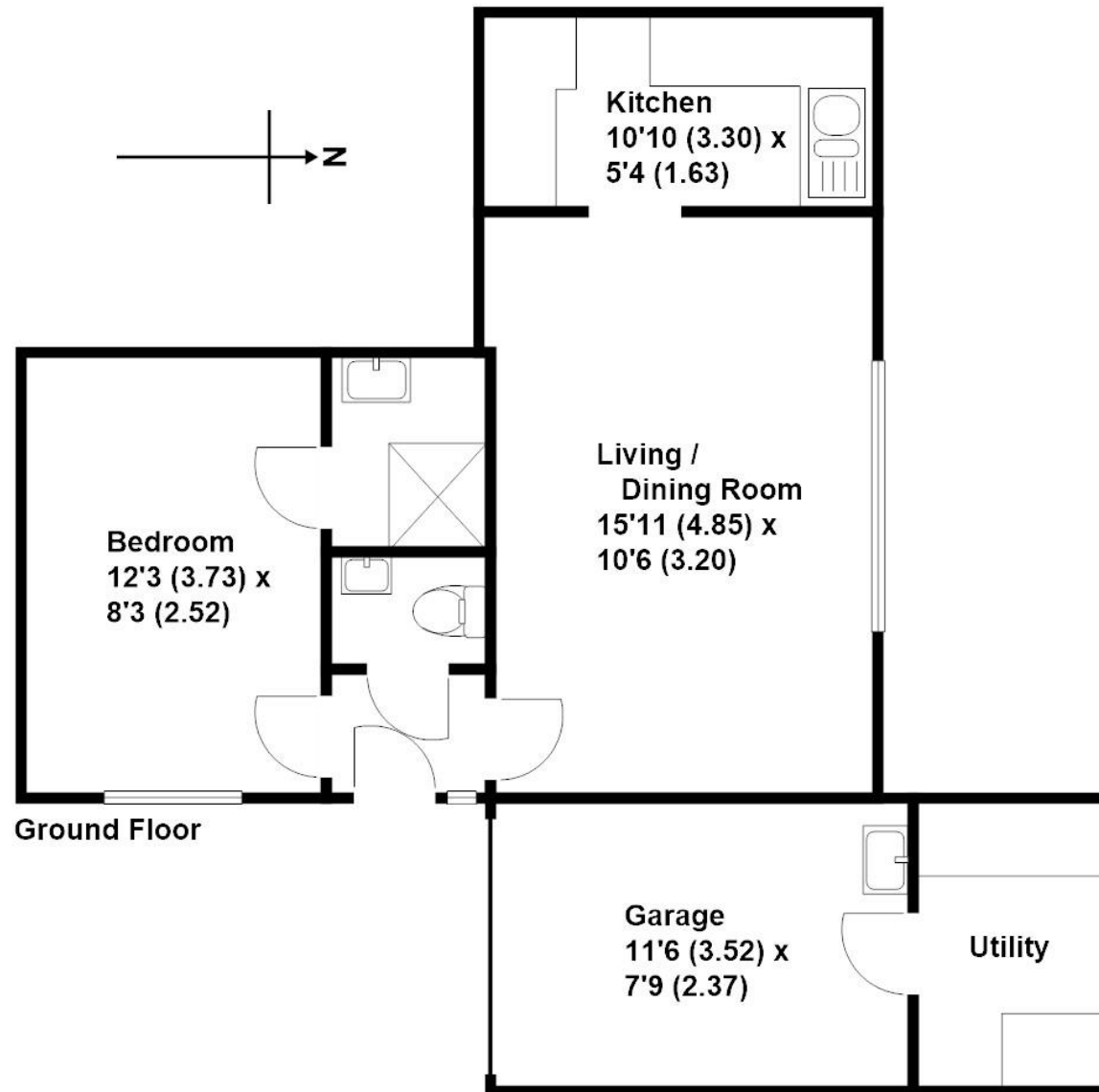
KNAPHILL

£220,000

This charming ground-floor maisonette offers a spacious double bedroom and is ideal for modern living. The property features a contemporary kitchen and a stylish bathroom complete with a shower, catering to both comfort and functionality.

Highclere Court, Knaphill

Approximate gross internal floor area 526 sq/ft - 48.9 m/sq
(Including garage)



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Highclere Court, Knaphill, Woking, Surrey, GU21

- **Ground Floor Maisonette**
- **One Double Bedroom**
- **Modern Kitchen**
- **Modern Bathroom With Shower**
- **Allocated Parking**
- **Communal Grounds**
- **Walking Distance of Local Amenities**
- **Share of Freehold**

This charming ground-floor maisonette offers a spacious double bedroom and is ideal for modern living. The property features a contemporary kitchen and a stylish bathroom complete with a shower, catering to both comfort and functionality. With double-glazed windows and electric heating, the home ensures a cosy and energy-efficient environment throughout the year.

Outside, residents benefit from allocated parking, a private garage, and access to well-maintained communal grounds. The garage has been thoughtfully divided to provide additional storage space as well as a dedicated utility area, adding practicality to the property.

Conveniently situated within walking distance of Knaphill Village, the maisonette offers easy access to a variety of local amenities, including shops, dining options, and services. This location combines the tranquillity of a residential setting with the convenience of nearby essentials, making it an excellent choice for individuals or couples. Knaphill Village serves as a beloved hub for the local community. Within the village confines, two quaint supermarkets stand alongside a charming bakery, inviting coffee shops, and convenient hairdressers. Leisure pursuits thrive within the village, notably at Waterers Park, where sprawling greenery hosts football pitches and a playground for children. Should one seek broader shopping options, the nearby Sainsbury's superstore awaits, while the vibrant amenities of Woking town centre beckon a mere 3 miles away. Commuters benefit from the proximity of Brookwood main line station, a mere 0.7 miles from the village centre, facilitating swift journeys to London Waterloo in approximately 30 minutes. With the M3/M25 motorway network just 5 miles distant, connectivity from this location is unparalleled, promising seamless access to wider destinations.

Council Tax Band B - EPC Rating E

Tenure: Share of Freehold

Lease has 122 years remaining (125 Years from 29.09.2022)

Service Charge: £432 PA



Energy Efficiency Rating

