



Property details

 2 bedrooms

 1 bath

 EPC Rating C

 795 sq. ft

- Two Bedroom Penthouse Apartment
- Spacious Open Plan Living/Dining Room
- Separate Fitted Kitchen
- Two Well-Proportioned Bedrooms
- Built-In Bedroom Storage
- Walking Distance to Brookwood Station
- Walking Distance to Knaphill Village
- Secure Communal Entrance
- Approximately 94 Years Remaining on Lease

A well-presented two-bedroom penthouse apartment, ideally positioned within walking distance of Knaphill Village, the local Vyne recreation area and Brookwood Mainline Station, offering convenient access to London Waterloo.

Situated on the second floor of this attractive development, this spacious apartment offers bright and well-proportioned accommodation throughout, making it an ideal purchase for first-time buyers, investors or those looking to downsize.

The accommodation centres around an impressive open-plan living/dining room, a particularly generous space that benefits from an abundance of natural light courtesy of multiple windows. The room offers ample space for both comfortable seating and a dining area, with wood-effect flooring creating a contemporary feel.

Adjoining the living space is a separate fitted kitchen, comprising a range of white units with contrasting work surfaces, an integrated oven, electric hob and extractor hood, along with space for additional appliances.

There are two well-proportioned bedrooms, both benefiting from built-in storage, with the principal bedroom comfortably accommodating a double bed and additional bedroom furniture. The accommodation is completed by a family bathroom fitted with a white suite and tiled surrounds.

Further benefits include double-glazed windows, electric heating, a secure communal entrance and lots of unallocated parking space.

The location is a particular highlight, with Knaphill Village just a short walk away, offering a wide range of everyday amenities including shops, cafés, supermarkets and restaurants, together with regular bus services connecting Guildford and Camberley. Brookwood Mainline Station is also within walking distance, providing regular services into London Waterloo, making this an excellent option for commuters. Woking Town Centre is easily accessible and offers a more comprehensive range of shopping, dining and leisure facilities.

The property is offered with approximately 94 years remaining on the lease.

Internal viewings are highly recommended to fully appreciate the space, accommodation and convenient location this penthouse apartment has to offer.

Property Information
Lease Length: 94 years
Service Charge: £1,118.04 pa
Ground Rent: £150.00 pa

Council tax band: Tax band D

Local authority: Woking Borough Council

Tenure: Leasehold

Viewings

By appointment only
[01483 798969](tel:01483798969) / sales@seymours-knaphill.co.uk

For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



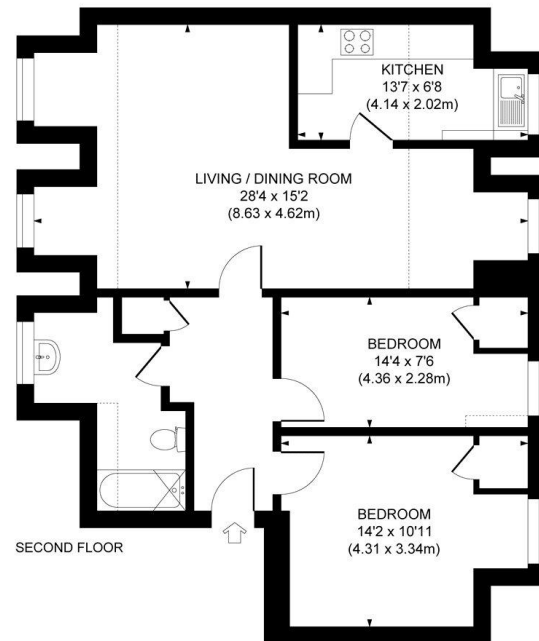
Close to Local Amenities

Two Bedroom Penthouse



Floorplan

Approximate Gross Internal Area
795 sq. ft / 73.83 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



Knaphill office 25 High Street, Knaphill, GU21 2PP
01483 798969 / sales@seymours-knaphill.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

