



Property details

 2 bedrooms

 2 baths

 EPC Rating B

 640 sq. ft

- Private Garden
Approximately 35ft
- Walking Distance to
Brookwood Mainline Station
- Ground Floor
- Allocated Parking Space
- Ensuite
- Close to Shops
- Lease in Excess of 115 Years

This well-presented ground floor apartment offers stylish, contemporary living with the added benefit of a generous private garden. Ideally located within walking distance of Brookwood Station, the property is perfect for commuters and those seeking convenience.

The accommodation comprises two spacious double bedrooms, with the principal bedroom benefiting from built-in wardrobes and a modern ensuite shower room. A contemporary family bathroom is fitted with a bath, wash hand basin set within a vanity unit, and WC.

The heart of the home is the impressive open-plan living space, incorporating a bright lounge, dining area, and a sleek, modern kitchen. The kitchen is fitted with high gloss units and integrated appliances including a fridge freezer, dishwasher, and oven with gas hob. Double doors open directly onto the private easterly facing garden, measuring approximately 35ft, providing an excellent space for outdoor dining and relaxation.

Further benefits include one allocated parking space and a long lease in excess of 115 years.

Property Information
Lease Length: 116 Years
Service Charge: £1410.00pa
Ground Rent: £350.00pa

Location

Brookwood enjoys easy access to the station which is right in the heart of the village and provides a regular direct service to Waterloo. Nearby Knaphill has a good range of day to day shops whilst Guildford, approximately 7 miles and Woking, approximately 3.5 miles provide more extensive shopping facilities as well as theatres, bars and restaurants. Closer to home there is excellent pub dining at the Nags Head in Knaphill and the White Hart in nearby Pirbright Village. The general surrounds of the village are delightful with the Basingstoke Canal providing miles of tree lined towpath for jogging and dog walking. The village also has a primary school whilst nearby St Johns provides secondary education from Winston Churchill School.

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



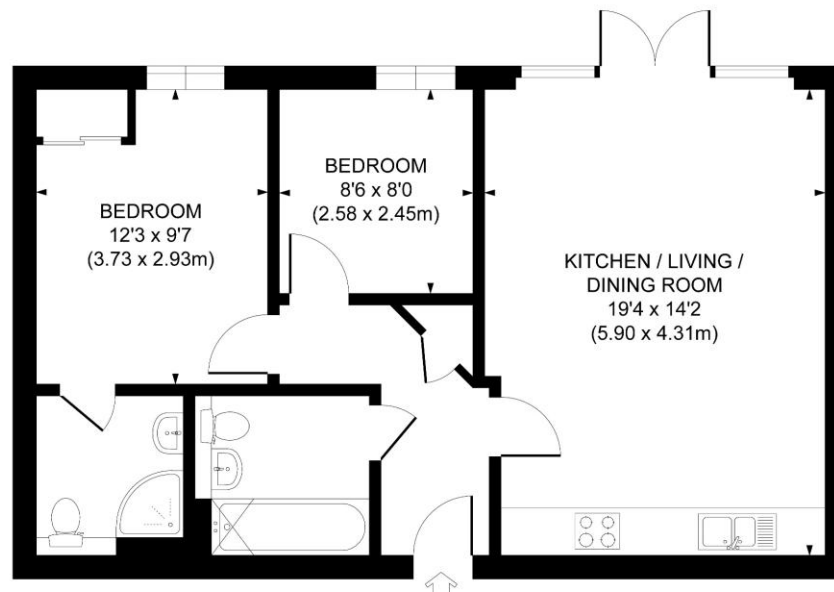
Long Lease

Ground Floor Apartment
with Private Garden



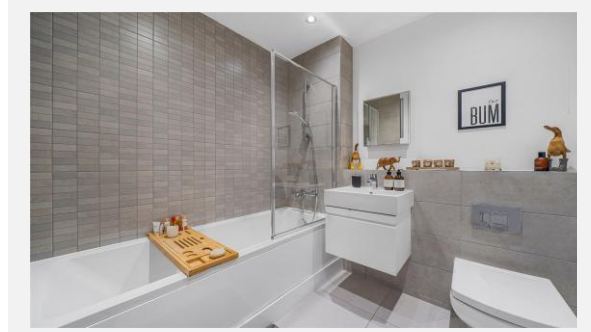
Floorplan

Approximate Gross Internal Area
640 sq. ft / 59.47 sq. m



GROUND FLOOR

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.



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