Seymours











# 7 Hanger Court
# Knaphill, Woking, Surrey, GU21 2BD

£257,500 Asking Price

Arrange a viewing: 01483 798969

# Property details

2 bedrooms
1 bath
EPC Rating B
711 sq. ft

- No Onward Chain
- Allocated Parking
- Security Entry System
- First Floor
- Renewed Lease
- Close to Bus Links Offering Easy Access to Woking Twon Centre
- Close to Shops

**Schooling Facilities**
Primary
St Johns Primary
Hermitage Schools

Secondary
The Winston Churchill School

**Transport Links**
Brookwood Mainline Station
Woking Mainline Station

**Council tax band:** Tax band C
**Local authority:** Woking Borough Council
**Tenure:** Leasehold

A spacious first-floor apartment offered to the market with no onward chain, ideally situated within a small and well-maintained private block.

The property features two generous double bedrooms, a bright and comfortable living room, a modern wet room shower room and a large kitchen with ample space for a dining table, making it ideal for both everyday living and entertaining.

Recently redecorated throughout, the apartment also benefits from gas central heating via a combi boiler, providing efficient heating and instant hot water. The boiler and heating system have been recently serviced.

Outside, residents can enjoy access to a shared communal garden with communal laundry drying facilities. Further benefits include an allocated parking space, additional visitor parking, and a lease extension to be provided for the new owner's peace of mind.

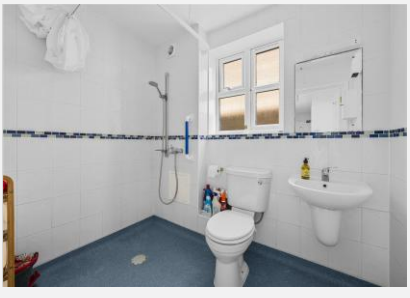
Conveniently located close to local shops and excellent bus links, the property offers easy access to Woking town centre and superb transport connections into London. Woking's mainline station provides fast and frequent services to London Waterloo, making it an excellent choice for commuters.

Property Information
Lease Length: 76 years (will be extended)
Service Charge; £1871.00 pa
Ground Rent: 0.00
Sinking Fund: £35.12 pcm

Location
Knaphill village has a vibrant range of shops, pubs and restaurants, which include a Lloyds Bank and Post Office. For more comprehensive shopping, Sainsbury's superstore is also close by. For commuting, Brookwood station provides a regular service direct to London Waterloo and Woking. For those who enjoy the outdoors, there is Brookwood Country Park close by which is ideal for dog walking or a family stroll.

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





Approximate Gross Internal Area
711 sq. ft / 66.09 sq. m




FISRT 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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