



Flat 1, Southwood Court
36A Southwood Avenue, Knaphill, Surrey, GU21 2EY
£199,950 Asking Price

Property details

-  1 bedroom
-  1 bath
-  EPC Rating B
-  410 sq. ft

- Allocated Parking
- Walking Distance to Knaphill Village
- Building Accessed via Security System
- Double Bedroom With Built in Wardrobes
- Spacious Living/Dining Room
- Contemporary Kitchen
- Communal Gardens

Situated in a quiet and desirable location within easy reach of Knaphill Village, this well-presented ground floor apartment forms part of a small and well-maintained development comprising just four properties. The apartment is presented in excellent condition throughout and offers well-proportioned accommodation, making it an ideal choice for a first-time buyer, downsizer or investor.

Access to the building is via a secure entry system, providing an added level of privacy and security. Once inside, the property benefits from a welcoming entrance hall with doors leading through to the principal rooms.

The dual-aspect living/dining room is a particularly appealing feature, enjoying plenty of natural light from windows to two elevations and providing a versatile space for both relaxing and entertaining. There is ample room for comfortable seating and a dining table, making this a practical room for day-to-day living.

The contemporary kitchen is fitted with a good range of matching base and eye-level units, providing useful storage and preparation space. There is an integrated oven with electric hob, along with space for further appliances. The kitchen is finished in a modern style and offers everything required for everyday cooking.

The bedroom is a generous double and benefits from built-in wardrobes, providing excellent storage while leaving plenty of space for additional bedroom furniture. The modern family bathroom is fitted with a white suite comprising a panelled bath, WC and wash hand basin with vanity unit, with the vanity unit providing useful additional storage.

Outside, the property benefits from an allocated parking space, together with visitor parking for guests. There are also communal gardens which provide an attractive shared outdoor space and complement the property well.

The apartment is conveniently positioned for Knaphill Village, which offers a good selection of shops, cafés, restaurants and everyday amenities, while the surrounding area also provides excellent opportunities for walks and outdoor activities. With its peaceful setting, small block, excellent presentation and convenient location, this is a property that is likely to appeal to a wide range of buyers.

Location

Knaphill village has a vibrant range of shops, pubs, restaurants and a Post Office. For more comprehensive shopping Sainsbury's superstore is approximately quarter of a mile away. For commuting, nearby Brookwood station provides a regular service direct to Waterloo, Woking and Guildford. For those who enjoy the outdoors there is Stafford lake which is ideal for dog walking and nearby Brookwood Country Park ideal for a family stroll on a Sunday.

Property Information

Lease Length: 97 years
Service Charge: £1390.00pa
Ground Rent: £125.00pa

Council tax band: Tax band B

Local authority: Woking Borough Council

Tenure: Leasehold

Viewings

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

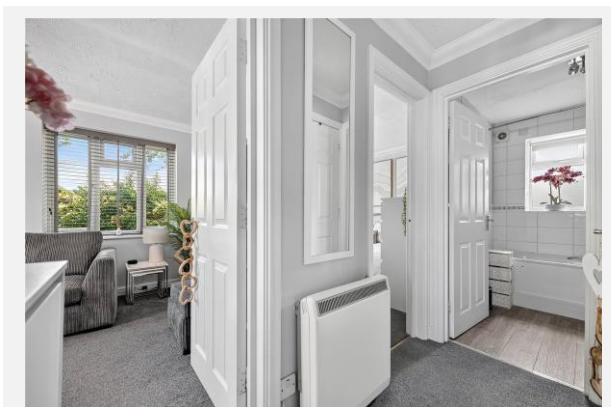
For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



Spacious Living/Dining
Room

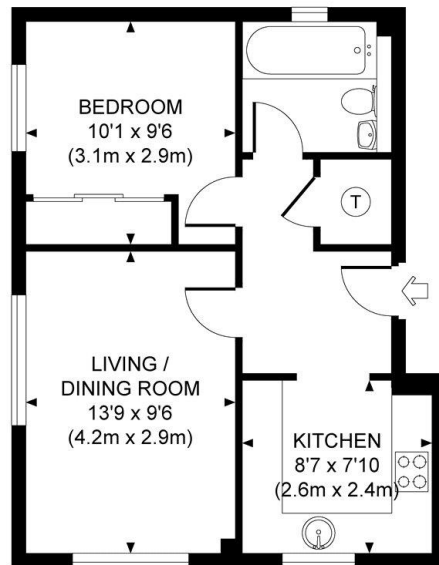
Double Bedroom with Built
in Wardrobes



Floorplan



Approximate Gross Internal Area
410 sq ft / 38.1 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 any decisions reliant upon them.



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