

MANNERS

RESIDENTIAL

2 Bedroom Flat for Sale - £260,000

Aragon Court, Anchor Hill, Knaphill, Surrey, GU21 2HF



KEY FEATURES

- CLOSE TO LOCAL SHOPS • FIRST FLOOR FLAT • LIGHT & AIRY ACCOMMODATION • LARGE LOUNGE WITH BAY WINDOW • FITTED KITCHEN WITH APPLIANCES • TWO DOUBLE BEDROOMS • WHITE BATHROOM SUITE • RESIDENTS PARKING • LEASEHOLD • EPC RATING:- C79 / COUNCIL TAX BAND:- C

Description

Situated on the first floor this two bedroom apartment is presented in neutral condition throughout and benefits from having light and airy accommodation.

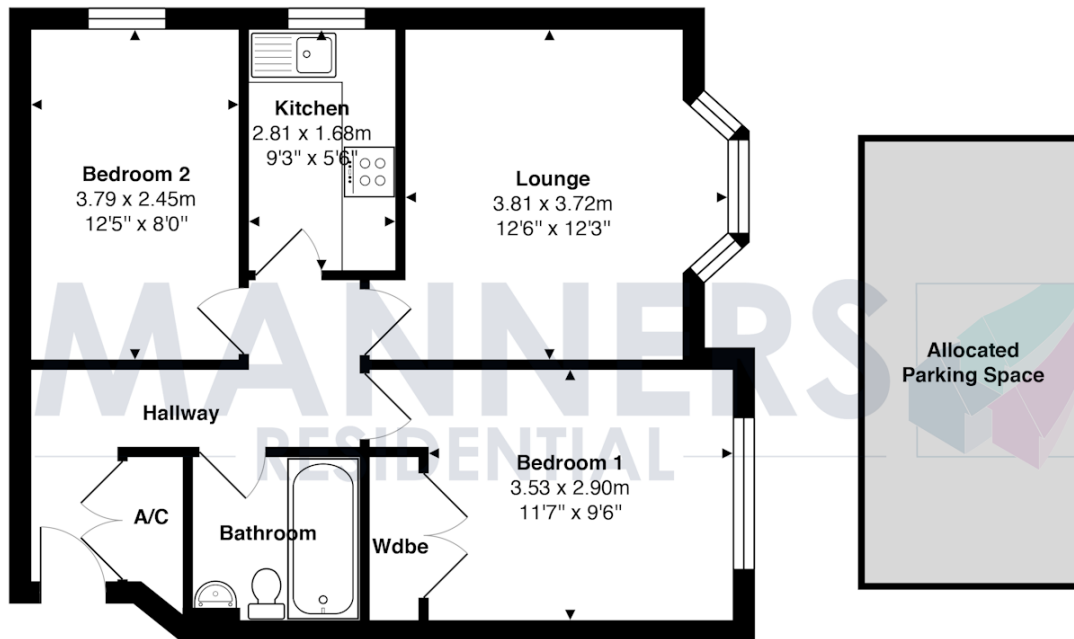
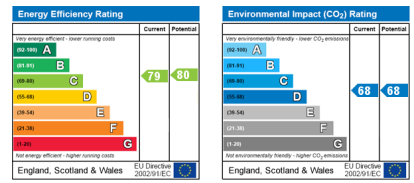
The property is located on the doorstep of Knaphill village centre, providing local shopping and restaurant facilities, yet still within 10 minutes drive of Woking town centre and mainline train station.

The accommodation comprises, communal hall with security entry system, private entrance hall, large living room with bay window, modern fitted kitchen with oven, hob, extractor, fridge and washing machine, two double bedrooms (one with a built in wardrobe), white bathroom suite, electric heating and residents parking.

Additional Information: The following lease information has been provided by our client, any buyer is advised to seek their own legal advice.

Lease:- 125 years from 1994 (97 years remaining)
 Ground Rent:- £150 per half year
 Service Charge:- £120 per month

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any appliances, electrical or plumbing installation or central heating systems.



1st Floor

Total Approx. Gross Internal Area 53.0 m² ... 570 ft²

All measurements are approximate and for display purposes only. Not to scale.