



KNAPHILL

£450,000

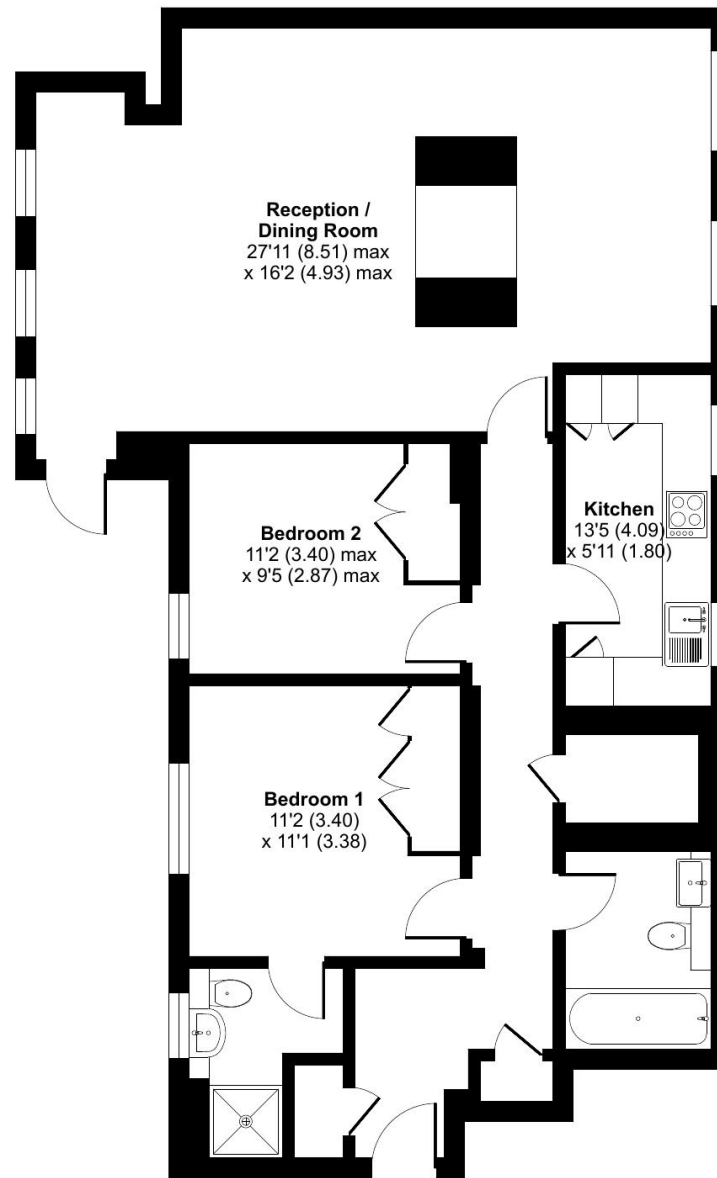
Nestled in the heart of the picturesque Knaphill neighbourhood, this ground floor two-bedroom character apartment offers a unique blend of modern comfort and timeless charm. Situated in a gated development, this residence is an epitome of elegance, boasting a range of features that make it a delightful place to call home.



Florence Way, Woking, GU21

Approximate Area = 1064 sq ft / 98.8 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheccom 2023. Produced for Foundations Independent Estate Agents. REF: 1068580

Florence Court, Florence Way, Knaphill, Woking, Surrey

- Two Double Bedrooms.
- Ground Floor
- Gated Developments
- Two Allocated Parking Spaces
- High Ceilings
- Direct Access to Communal Gardens
- Two Bathrooms
- Close to Local Amenities

Upon entering, you are welcomed into a warm and inviting atmosphere. The spacious dual aspect lounge takes centre stage, featuring a central fireplace that adds a touch of sophistication. Large windows allow natural light to flood the living spaces, creating an airy and bright ambience. High ceilings contribute to the overall sense of space, while the characterful details throughout the apartment enhance its charm.

The two double bedrooms provide comfortable retreats, with the master bedroom benefiting from an ensuite shower room for added convenience. Both bedrooms are thoughtfully designed to maximise space and offer a peaceful haven. The well-appointed fitted kitchen comes complete with modern appliances, catering to the needs of those who love to cook or entertain. Its stylish design seamlessly integrates with the overall aesthetic of the apartment.

This residence not only excels in interior elegance but also extends its appeal to the outdoors. The property is part of a gated development, providing an added layer of security and exclusivity. Two allocated parking spaces ensure that convenience is always at your doorstep. One of the standout features is the direct access to communal gardens, where residents can unwind, socialise, or simply enjoy the tranquillity of nature. These well-maintained green spaces enhance the overall living experience, offering a perfect retreat within the confines of the development.

Knaphill Village is a popular centre for the local community and offers many shops suitable for day to day shopping. There are two small supermarkets in the village itself, as well as a bakery, hairdressers and coffee shops. For larger shopping needs there is Sainsbury's superstore, whilst Woking and Guildford town centres are a short drive away, with a wider range of shopping and recreational facilities. The property is also located within easy reach of Brookwood Country Park and the Basingstoke Canal making this an ideal location for countryside walks and bike rides.

Council Tax Band – E EPC Rating - C

We confirm that these particulars of sale have been prepared as a general guide only and we have not carried out a detailed survey or tested the specified services, equipment and appliances. Room sizes should not be relied upon when ordering carpets, curtains or other furnishings. Photographs are reproduced for general information and it must not be inferred that any item shown is included for sale with the property.



