



Sutton Avenue, St. Johns, Woking, GU21 8TS  
£265,000 Leasehold

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A well-presented two-bedroom ground floor maisonette that provides comfortable and practical accommodation, ideal for first-time buyers, downsizers or investors. The property benefits from its own private front garden, offering a pleasant outdoor space.

Internally, the accommodation is arranged to maximize space and light, featuring a spacious living room alongside a well-maintained kitchen and bathroom. Both bedrooms are of good proportion, complemented by excellent storage throughout. The property further benefits from double glazing.

Conveniently located on the highly regarded Hermitage Woods Development walking distance of local shops and amenities, the property combines everyday practicality with an attractive residential setting. This maisonette represents a superb opportunity for those seeking a low-maintenance home in a well-connected location.

St. John's embraces residents and visitors with its cosy atmosphere, featuring a village green, local shops, and the Basingstoke canal. Just a short drive away, Woking Town Centre offers a bustling cosmopolitan experience, boasting a diverse array of bars, cafes, restaurants, and shops, enhanced by the Peacocks Centre housing the New Victoria Theatre, a multi-screen cinema, and additional shopping options. Woking's exceptional rail station, offering fast and frequent service to London Waterloo in approximately 23 minutes, complemented by the nearby Brookwood mainline station for easy access to London Waterloo in around 30 minutes.

Council Tax Band: C  
Lease 88 years  
Service Charge £497.76 pa  
Ground Rent £10 pa  
Building insurance £181.64 pa

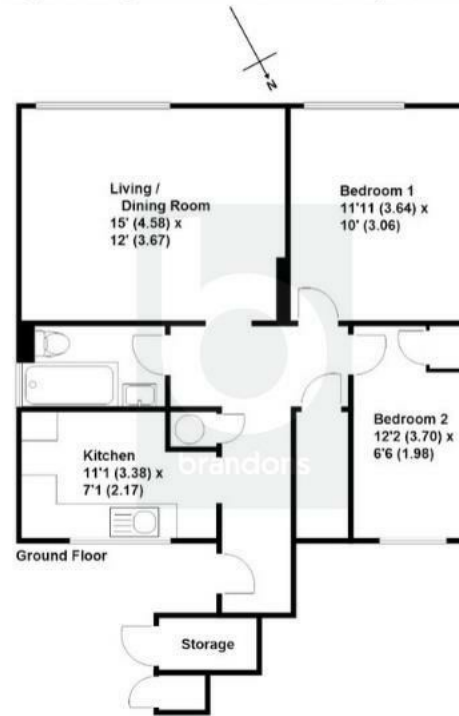


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**Sutton Avenue, Woking**  
Approximate gross internal floor area 647 sq/ft - 60 m/sq



These plans are not drawn to scale and are for representational purposes only.  
The services, systems and appliances listed in these details have not been tested  
by Brandons Estate Agents, and no guarantee is given to their operational ability or efficiency.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) <b>A</b>                                              |                         |           |
| (61-81) <b>B</b>                                                |                         |           |
| (39-60) <b>C</b>                                                |                         |           |
| (15-54) <b>D</b>                                                |                         |           |
| (1-38) <b>E</b>                                                 |                         |           |
| (1-20) <b>F</b>                                                 |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

To arrange a viewing please contact brandons residential estate agents on 01483 798840 or email [sales@brandonsmove.co.uk](mailto:sales@brandonsmove.co.uk)

brandons residential estate agents have not tested any apparatus, equipment, fixtures or services so cannot verify they are in working order or fit-for-purpose. The buyer is advised to obtain verification from their solicitor or surveyor.



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these particulars should not form the basis of an offer or contract, although every care has been taken in the preparation, the accuracy is not guaranteed.

