FOUNDATIONS
Independent Estate Agents





BISLEY

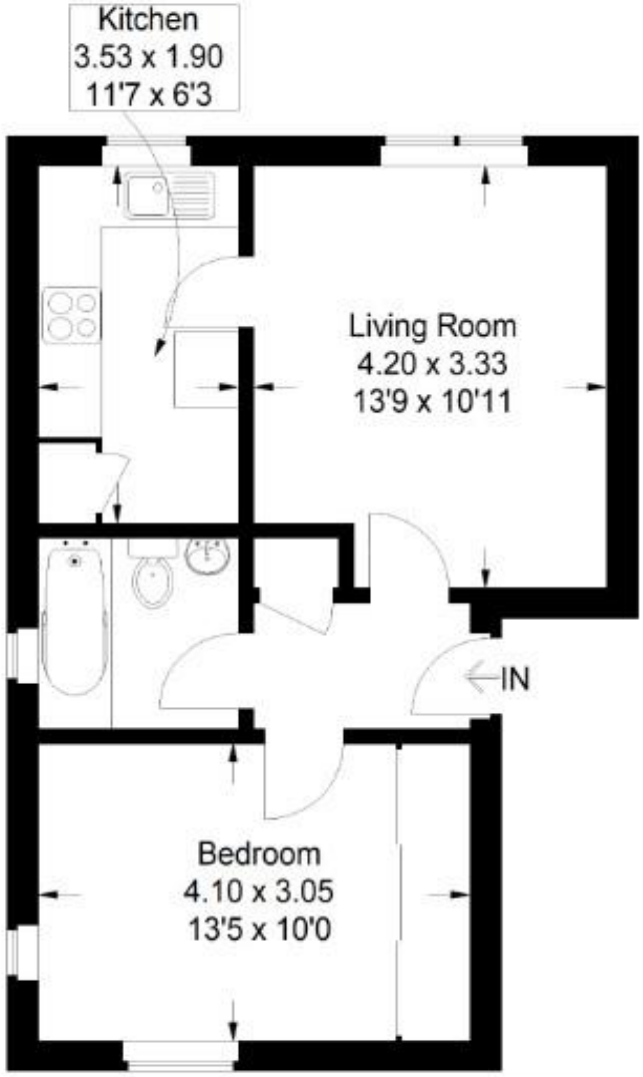
OIRO £170,000

Set within a peaceful cul-de-sac in the heart of the sought-after Flowers Estate, this spacious one-bedroom first-floor apartment offers well-presented and comfortable accommodation in a convenient residential setting.

71 Commercial Way, Woking, Surrey GU21 6HN T: 01483 770800 E: sales@foundationsofwoking.com
www.foundationsofwoking.com

54 Elder Road, Bisley, Surrey, GU24 9SA

Approximate Gross Internal Area
41.3 sq m / 444 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

54 Elder Road, Bisley, Woking, Surrey, GU24 9SA

- **Spacious one double bedroom first-floor apartment**
- **Quiet cul-de-sac within the popular Flowers Estate**
- **Large living room and modern fitted kitchen**
- **Double bedroom with wall-to-wall fitted wardrobes**
- **Double glazing and gas-fired heating**
- **Convenient access to Brookwood Station, Woking, Guildford and the M3**

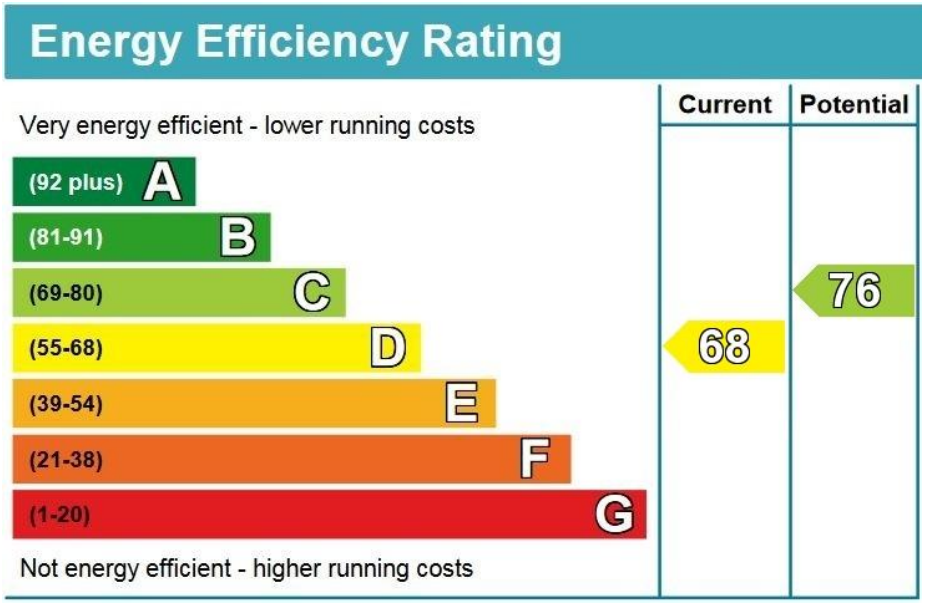


Set within a peaceful cul-de-sac in the heart of the sought-after Flowers Estate, this spacious one-bedroom first-floor apartment offers well-presented and comfortable accommodation in a convenient residential setting. The property combines a quiet, established location with excellent access to nearby towns, amenities and transport links.

The accommodation comprises a generous living room with ample space for both relaxation and dining, together with a well-proportioned double bedroom featuring wall-to-wall fitted wardrobes. A modern fitted kitchen and contemporary bathroom complete the apartment, creating a practical and inviting home.

Further benefits include double glazing and a gas-fired heating system, providing comfort and efficiency throughout the year. The property's attractive position within the popular Flowers Estate offers an appealing balance of privacy, tranquillity and everyday convenience.

Location - The property enjoys a convenient location with excellent transport connections and easy access to a wide range of local amenities. Brookwood Mainline Station is approximately 3 miles away and provides direct services to London Waterloo in around 30 minutes, while Junction 3 of the M3 is within easy reach. Woking Town Centre is approximately 5.3 miles away and Guildford is around 8.6 miles away, making the area an ideal base for commuters and those travelling across Surrey and beyond. The surrounding area is well served by local shops and schools, including a village primary school and respected secondary schools such as Gordon's School in West End and The Winston Churchill School in St Johns. Everyday shopping is available locally, with further facilities in nearby Knaphill. For leisure and outdoor pursuits, Brentmoor Heath and Stafford Lake provide attractive open countryside and acres of scenic common land.



Council Tax Band B - EPC Rating D
Tenure: Leasehold 145 years - Service Charge: £564 PA – Ground Rent - Peppercorn

Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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.







