



Elder Road, Bisley, Woking, GU24 9SA  
£189,950 Leasehold

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Situated on the popular Flowers Development in Bisley, this well-presented first-floor flat benefits from a 105 year lease and is offered to market with no onward chain.

The accommodation comprises a spacious double bedroom and a modern three-piece bathroom suite which includes a shower over the bath. The living area is a bright and generously sized room, and the kitchen is fitted with a range of matching eye- and base-level units, complemented by roll-edge worktops, and includes an integrated oven, hob, and extractor fan. There are communal gardens and an allocated parking space.

Conveniently located close to local amenities and offering excellent transport links, this property is highly recommended for viewing.

Outside:

Residents benefit from well-maintained communal gardens, along with allocated parking and additional visitor spaces.

## Property Information

Lease Length: 105 years approx.

Ground Rent: £47 per month includes building insurance and maintenance

Council Tax Band -B Surrey Heath

Bisley village sits conveniently for access to both Woking and Guildford. The M3 is approximately 2 miles. There is a primary school in the village with secondary schools being easily accessible in West End (Gordon's) and St John's (Winston Churchill). There's a local Sainsbury's within the village as well as an excellent butcher. A larger Sainsbury's superstore is within a mile in nearby Knaphill. For those who enjoy the outdoors Bisley village is surrounded by acres of common land at nearby Brentmoor Heath as well as Stafford Lake. Nearby Brookwood station provides a regular direct service to Waterloo.





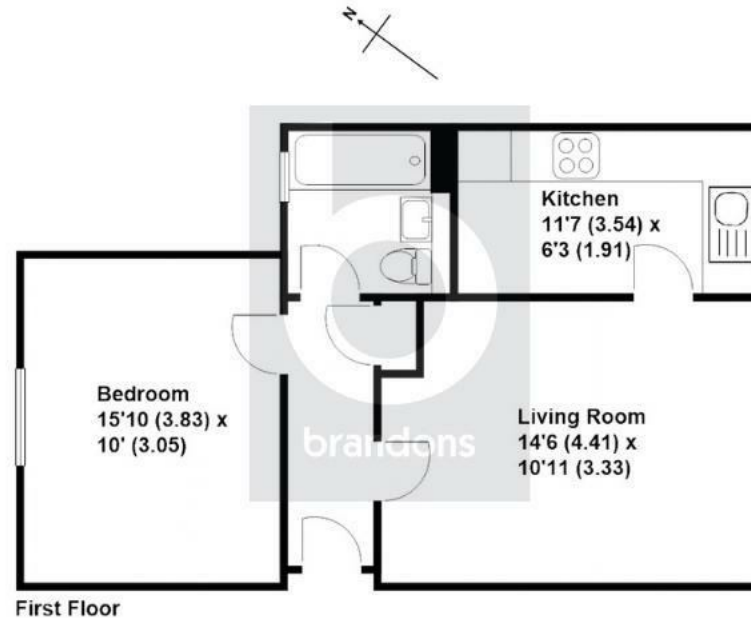
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## Elder Road, Bisley

Approximate gross internal floor area 442 sq/ft - 41 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  
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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (82 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 76      | 78        |
| 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) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 | 78      | 78        |
| 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.

