



24 Elder Road  
Bisley, Woking, Surrey, GU24 9SA  
£249,950 Asking Price

## Property details

-  2 bedrooms
-  1 bath
-  EPC Rating C
-  593 sq. ft

- Two Double Bedrooms
- Ground Floor
- Generous Living Room
- Access to Communal Gardens
- Garage in a Block
- Lease in Excess of 140years

Situated on the popular Flowers Development in Bisley, this spacious ground floor apartment is presented in excellent condition throughout and benefits from a lease in excess of 110 years, as well as direct access to the communal garden.

The accommodation comprises two well-proportioned double bedrooms, both benefiting from built-in wardrobes, a refitted family bathroom, a fitted kitchen and a generous living room.

Further benefits include a garage in a nearby block. The property is ideally positioned for easy access to local schools, amenities, and transport links, making it an excellent opportunity for a range of buyers. Early viewings are highly recommended.

Property Information  
Lease Length: 145 years  
Service Charge: £588.00 pa

### Location

Bisley village sits conveniently for access to both Woking (3.4 Miles) and Guildford (7.7 miles) whilst 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 is a local Sainsbury's within the village as well as an excellent continental 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.

**Council tax band:** Tax band C

**Local authority:** Surrey Heath Borough Council

**Tenure:** Leasehold

## Viewings

By appointment only  
[01483 798969](tel:01483798969) / [sales@seymours-knaphill.co.uk](mailto:sales@seymours-knaphill.co.uk)

For an indication of specific speeds and supply or coverage in the area for mobile phone and broadband, we recommend visiting Ofcom checker- <https://checker.ofcom.org.uk/>

Please contact the office regarding material information for this property



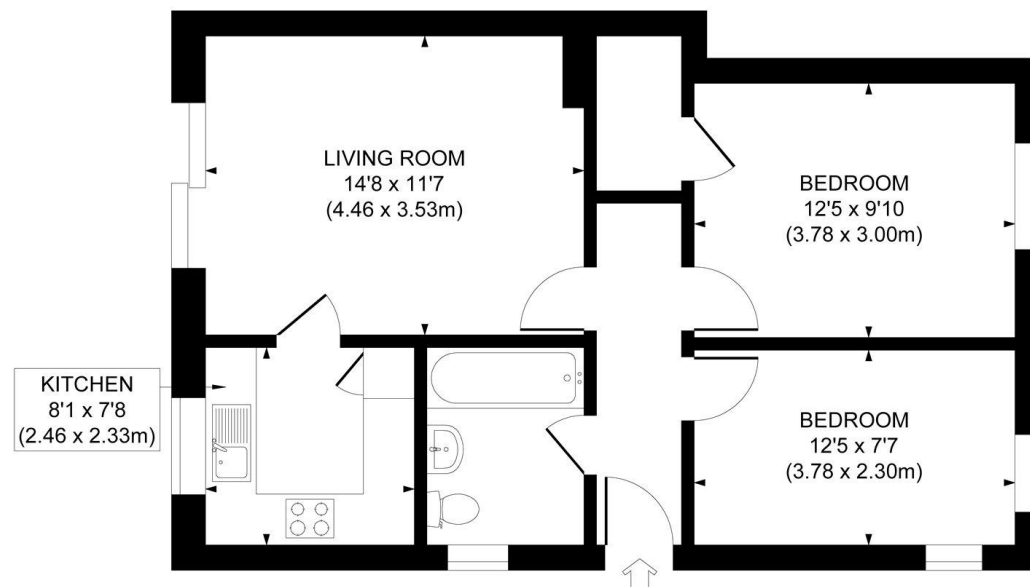
Two Double Bedrooms

Generous Living Room



## Floorplan

Approximate Gross Internal Area  
593 sq. ft / 55.13 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.



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