



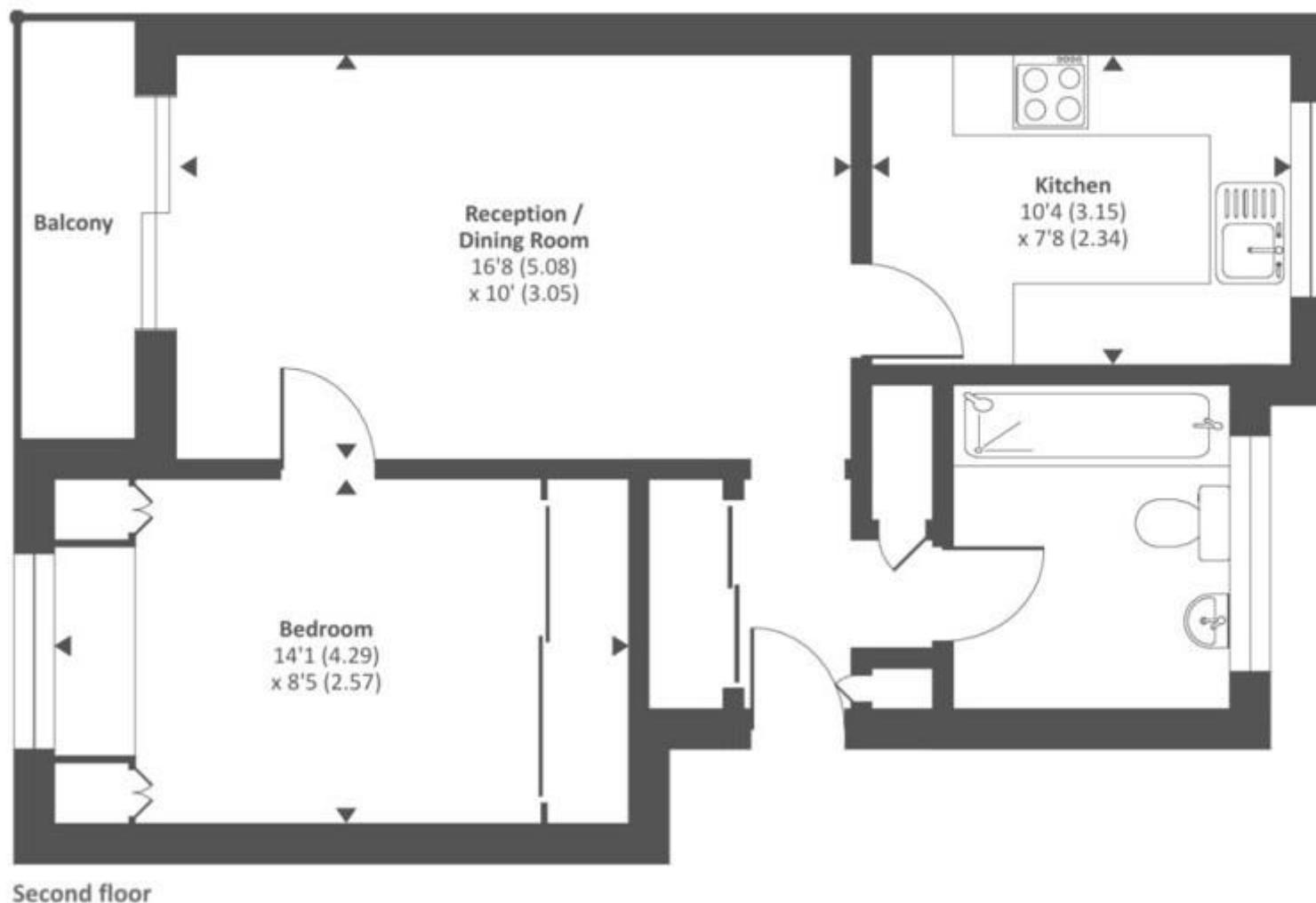
**WOKING**  
**£225,000**

**Nestled on the second floor of a well-maintained building, this delightful one double-bedroom flat offers a superb opportunity for comfortable and convenient living.**  
**NO ONWARD CHAIN**



Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



## Elmcroft, Fairview Avenue, Woking, Surrey, GU22

- **Second Floor Flat**
- **One Double Bedroom**
- **Modern Kitchen & Bathroom**
- **Private Balcony Overlooking Woking Park**
- **Walking Distance of Mainline Station**
- **Long Lease Term 999 Years from Sept 1981**
- **Residents Parking**
- **Private Garage In A Block**
- **NO ONWARD CHAIN**

Nestled on the second floor of a well-maintained building, this delightful one double-bedroom flat offers a superb opportunity for comfortable and convenient living. Benefiting from a long-term lease, the property is ideally situated just moments from Woking Park and within a short stroll of Woking Mainline Station, ensuring excellent connectivity to London and surrounding areas.

The interior features a modern kitchen and bathroom, designed for contemporary living. The spacious reception room provides an inviting space to relax and entertain, opening onto a private south-facing balcony that overlooks the picturesque park—perfect for enjoying sunny afternoons. With double glazing and efficient electric heating throughout, the property is both cosy and energy-efficient.

Externally, residents can enjoy the convenience of residents parking and the added bonus of a private garage located in a nearby block, ideal for storage or additional parking. This exceptional flat combines modern amenities with an unbeatable location, making it an ideal choice for first-time buyers, commuters, or investors.

Woking Town Centre, a bustling cosmopolitan hub where bars, charming cafes, and diverse restaurants line the streets, offering an array of culinary delights. The Peacocks Centre stands offer a selection of stores alongside the renowned New Victoria Theatre and a multi-screen cinema for entertainment enthusiasts. With its acclaimed commuter rail station, Woking ensures seamless connectivity to London Waterloo in approx 23 minutes, earning it a reputation as one of the best in the South East. Additionally, a highly efficient coach service to Heathrow Airport, and access just 5 miles away, to the motorway network (J10, M25/A3) enabling effortless road travel to central London (approximately 28 miles) and major airports (Heathrow - 18.2 miles, Gatwick - 26.6 miles).

Council Tax Band C - EPC Rating D

Tenure: Leasehold - Lease Length: 999 from Sept 1981

Ground Rent: Peppercorn rent

Service Charge £2623.15 PA

(Jan 2025)



