



## 5 St Johns Court

Brookwood Woking, GU24 0AJ

Asking Price £300,000

This well-presented ground floor maisonette benefits from its own private entrance and is offered for sale with no onward chain, situated within the highly regarded St Johns Court development in Brookwood.

The property offers two double bedrooms and a spacious 18' living room with patio doors opening directly onto a private patio and garden. The kitchen and bathroom are both well lit and ventilated, providing a bright and practical living space. Further benefits include a garage with an additional parking space, making the property ideal for first-time buyers, downsizers, or investors.

Conveniently located within easy reach of Brookwood railway station, local amenities, and green spaces, the property also enjoys the advantage of a long lease of approximately 967 years with no ground rent, offering an attractive and low-maintenance purchase.

Early viewing is highly recommended to fully appreciate this appealing home.

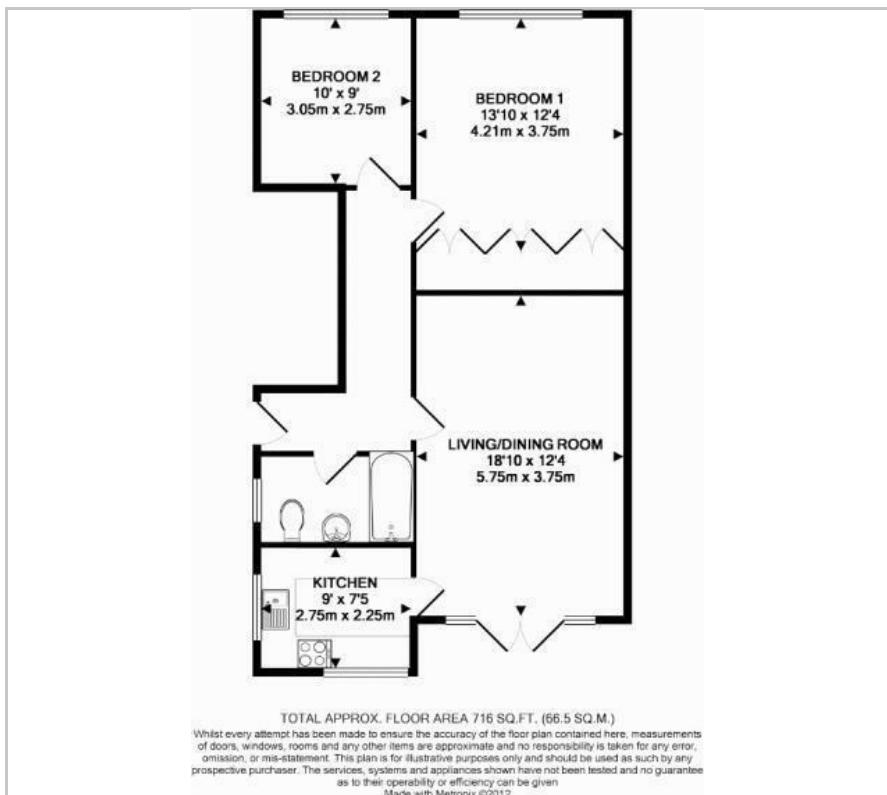
- 2 Double Bedrooms.
- Private Patio and Garden.
- NO onwards Chain.
- Updated Kitchen & Bathroom.
- Underfloor Heating.
- No Ground Rent.
- Lease length - 967 years.
- Service charge £83 per month.
- Council tax band C.
- EPC energy rating band (d) 60.

### Viewing

Please contact our Fosters Sales Office on 01252 344333 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 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			
EU Directive 2002/91/EC			
England & Wales			



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