



ESTATE AGENTS



Boundary House, Kings Road, Shalford, Guildford, Surrey,
GU4 8LE

Offers In Excess Of £230,000

Boundary House, Kings Road, Shalford, Guildford, Surrey, GU4

8LE

This spacious, bright, and well-presented 1st floor apartment is situated in this modern development just moments from local shops and the station in the sought after village of Shalford with Guildford itself being within 3 miles.

The main door has entry phone access to the well-kept communal hall with stairs to the 1st floor. The front door leads into the spacious hall with cloaks cupboard.

To the front is the double aspect reception room with separate sitting and dining areas with windows to side and front. Also off the hall is the kitchen comprising a range of units with built-in oven and gas hob, space for further appliances, wall-mounted combination boiler and window to the front.

The spacious double bedroom has a window to the side and a wall of built-in wardrobes. The split-level landing has two steps down to the spacious bathroom with white suite comprising bath, wc and wash hand basin with frosted window and built-in linen cupboard.

To the rear is the fenced communal garden for resident's use and the resident's car park with allocated parking space and further visitor's spaces beyond. There is a resident's secure store for bikes etc and separate bin store.

Share Of Freehold:

Pets allowed - No

Annual Service Charges - £2345.40

Service Charge Review Period - Annually

Annual Ground Rent - N/A

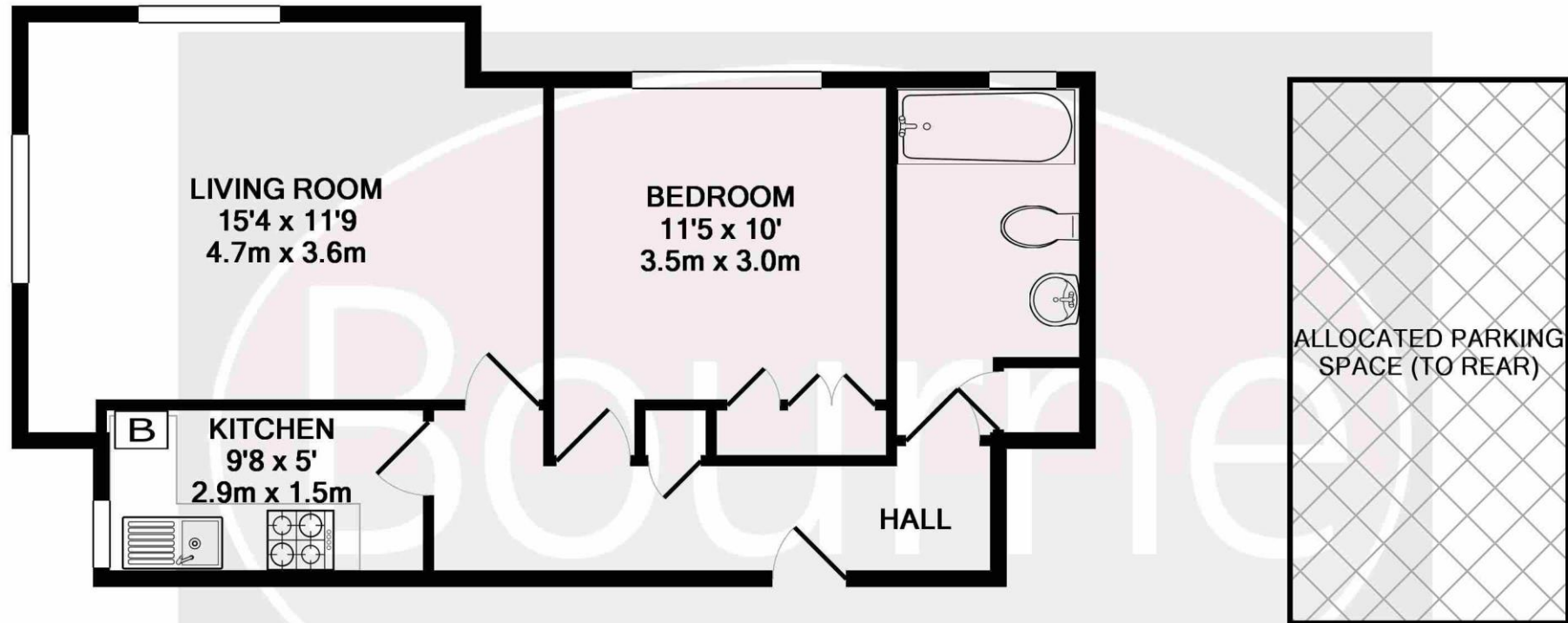
Ground Rent Review Period - N/A

Years Remaining on Lease - 993 Years Remaining

- Double Aspect Living Room
- Double Bedroom
- Separate Kitchen
- Spacious Bathroom
- Allocated & Visitors Parking
- Share of Freehold
- Communal Garden
- Very Close to Station & Shops
- Popular Location
- 3 Miles to Guildford Town Centre
- Council Tax Band C



Floorplan



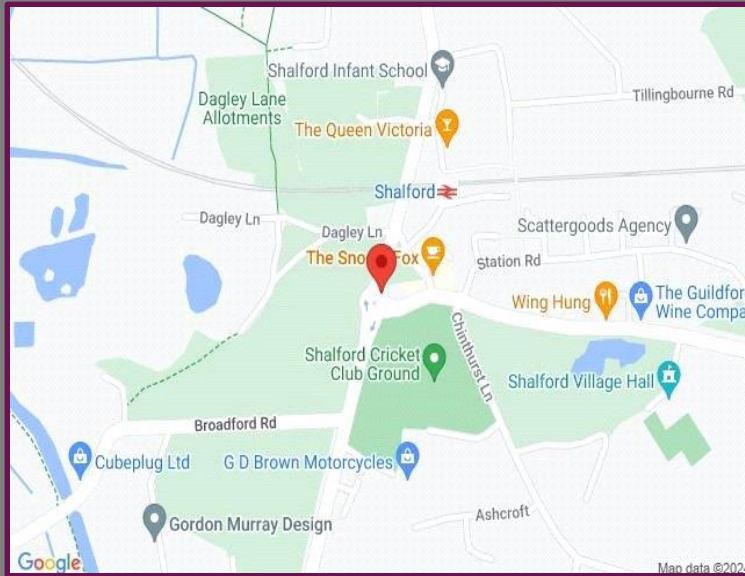
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

Boundary House is a modern development situated on the corner of Kings Road just moments from the station and parade of shops in the heart of the picturesque village of Shalford, with its three pubs, local shops, art gallery, cricket green, duck pond and tennis club. Shalford station is one stop from Guildford mainline station (fast trains to Waterloo, around 35 minutes) also connecting to Gatwick.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract. If you require clarification of any points then please contact us especially if you are travelling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | **Email:** guildford@bourneestateagents.com

Web: www.Bourneestateagents.com