



Charlotte Court, Addison Road, Guildford, Surrey, GU1 3QE

Asking Price £275,000

# Charlotte Court, Addison Road, Guildford, Surrey, GU1 3QE

This well presented, one bedroom first floor apartment is located close to Guildford town centre with a range of shops and restaurants.

As you enter the property, you are greeted by the hallway which provides access to all rooms and built in storage. The open plan living room/kitchen is a bright and spacious area with two windows allowing in plenty of natural light. The bedroom is of good size and has a built in wardrobe and a window to the side. The bathroom comprises a bath with shower over, wc and wash hand basin.

The property also benefits from an allocated parking space and a communal garden.

Share Of Freehold

Pets Allowed: No

Annual Service Charges: £1040

Service Charge Review Period: Annual budget and accounts 1st January to 31st December. Half yearly demands 1st January & 1st July

Annual Ground Rent: N/A

Ground Rent Review Period: N/A

Years Remaining On Lease: 95 years

- First Floor Apartment
- Well Presented
- Popular Location
- One Bedroom
- Open Plan Living Room/Kitchen
- Allocated Parking
- Communal Garden
- Council Tax Band C

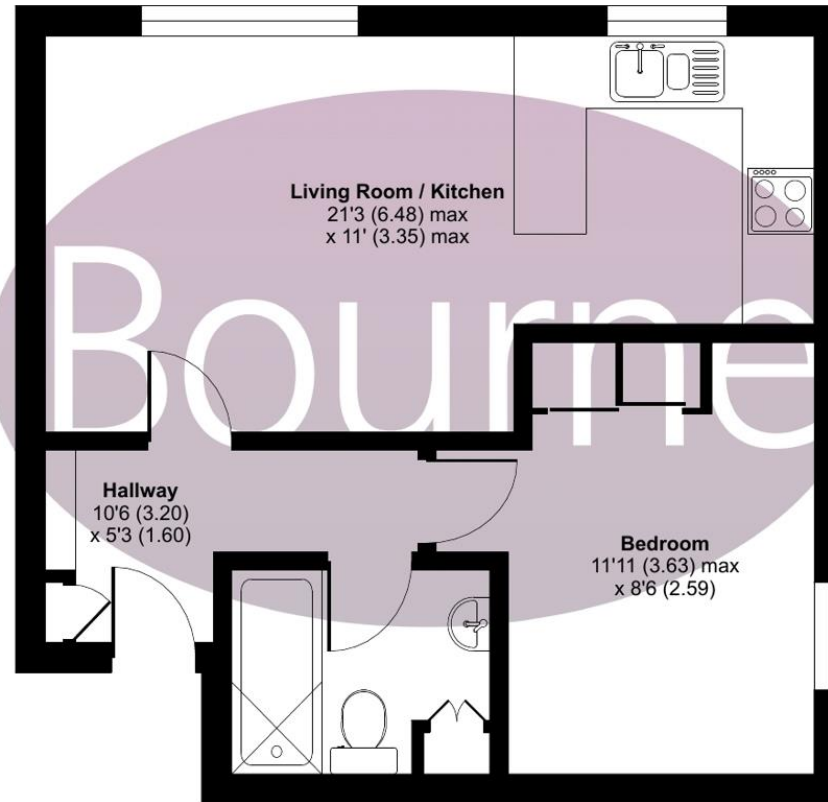


# Floorplan

## Addison Road, GU1

Approximate Area = 421 sq ft / 39.1 sq m

For identification only - Not to scale



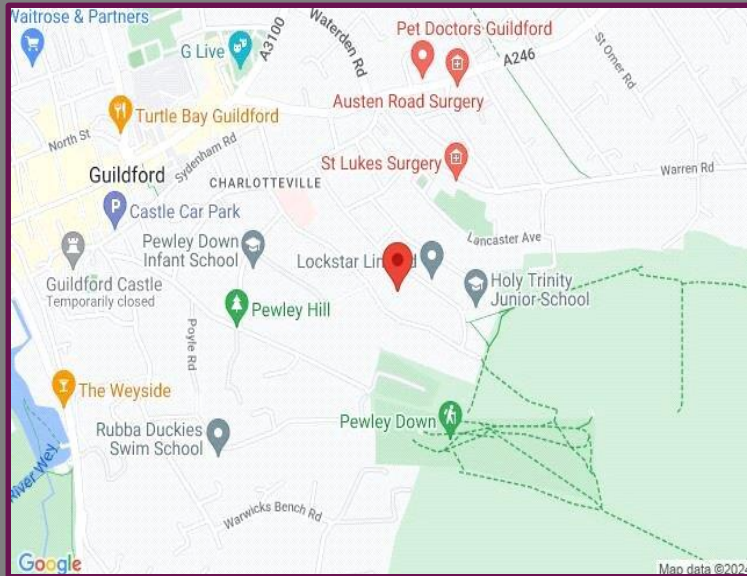
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1088214

# Location

The property is located close to the heart of Guildford town centre in a popular and sought after residential road. The town centre with its vast array of shops, restaurants and leisure facilities is within approximately 1/3rd of a mile. London Road station is within approximately 0.5M and Guildford Mainline station is within approximately 1 mile.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 72                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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.



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