

Bourne

ESTATE AGENTS



Eastgate House, 223 High Street, Guildford, Surrey, GU1 3BY Asking Price £260,000

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This spacious two double bedroom, lift-serviced apartment is situated right in the heart of Guildford town center just moments from its vast array of shops, restaurants and bars and within walking distance of both stations. This chain-free property enjoys superb views over the town center and beyond, will benefit from a newly extended lease and would make an ideal first purchase or rental investment.

The substantial main door with entry-phone access opens to the communal hall with stairs/lift to the 4th floor. In the Flat, the front door opens into a hallway. To the left is a double bedroom with large window and built-in wardrobe. To the rear is a further double bedroom with large window with superb views.

Also off the hall is the reception room, also with great views over the town. To the side is an archway leading to the kitchen with built-in oven and hob, fridge and washing machine with window to the center atrium. To the rear is a bright bathroom with white suite comprising bath with shower above, wc. and basin.

Years remaining on lease: 146 years

Annual ground rent: £120.00

Ground rent review period: 24th June 2042

Annual service charge amount: £2,244.30 (includes part heating/all hot water)

Service charge review period: Annual 1st October

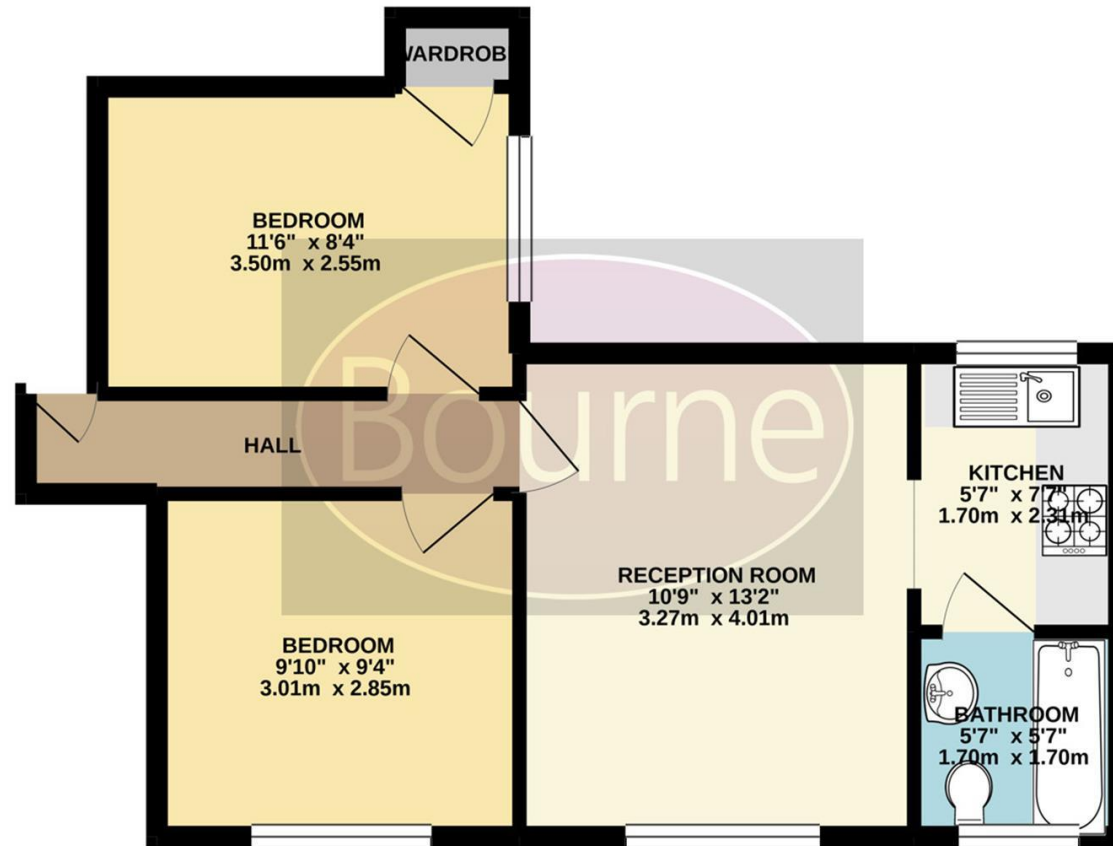
Council Tax Band: B

- Two Double Bedrooms
- Large Sitting Room
- Separate Kitchen
- Modern Bathroom
- Lift-Serviced
- Town Centre Location
- Superb Views
- Lease will be Newly Extended
- Rented out for £1450pcm



Floorplan

FOURTH FLOOR
446 sq.ft. (41.4 sq.m.) approx.



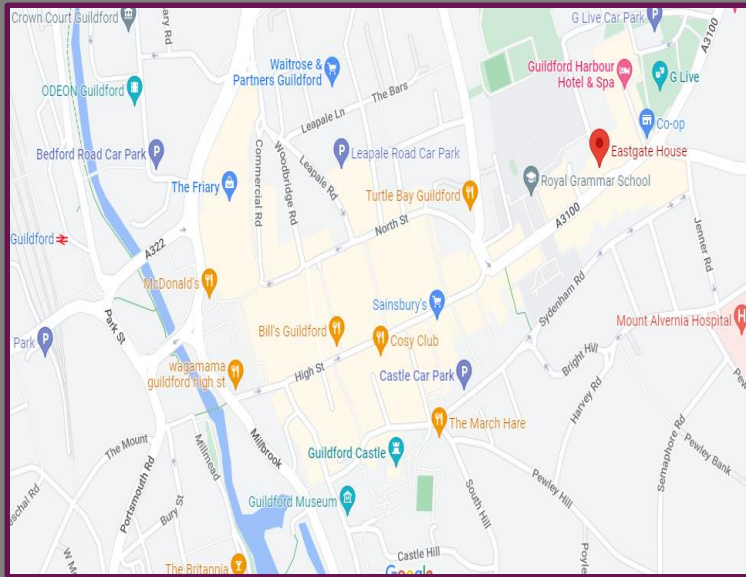
TOTAL FLOOR AREA : 446 sq.ft. (41.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

This property is located right in the heart of Guildford town centre at the top of the high street with easy access to the vast array of shops, restaurants and public houses. Guildford mainline station is within approximately ¾ of a mile and London Road station is within approximately ½ a mile.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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...

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