



Onslow Court, 61 Cranley Road, Guildford, Surrey, GU1 2JR

Guide Price £430,000

Onslow Court, 61 Cranley Road, Guildford, Surrey, GU1 2JR

A fabulous two bedroom, two bathroom modern first floor apartment set within one of Guildford's most sought after town centre roads.

The property has a fabulous open plan kitchen/dining/living room giving bright and spacious living and dining areas. The kitchen is open plan and well fitted with built in appliances. The open living area features a Juliet balcony.

The property features two double bedrooms with built in storage and large windows. The main bedroom features an en-suite bathroom with bath, with shower over, WC, dual sinks and window to the side. The second bathroom includes sink, WC and shower cubicle.

The building has entry phone system and well kept communal grounds. The flat has an assigned parking space.

Council Tax Band D

Share of Freehold

Annual Service Charges: £1000 per annum

Service Charge Review Period: Annually

Length of Lease: 992 years

- First Floor Apartment
- Two Bedrooms
- Two Bathrooms
- Juliet Balcony
- Parking Space
- Communal Grounds
- No Onward Chain

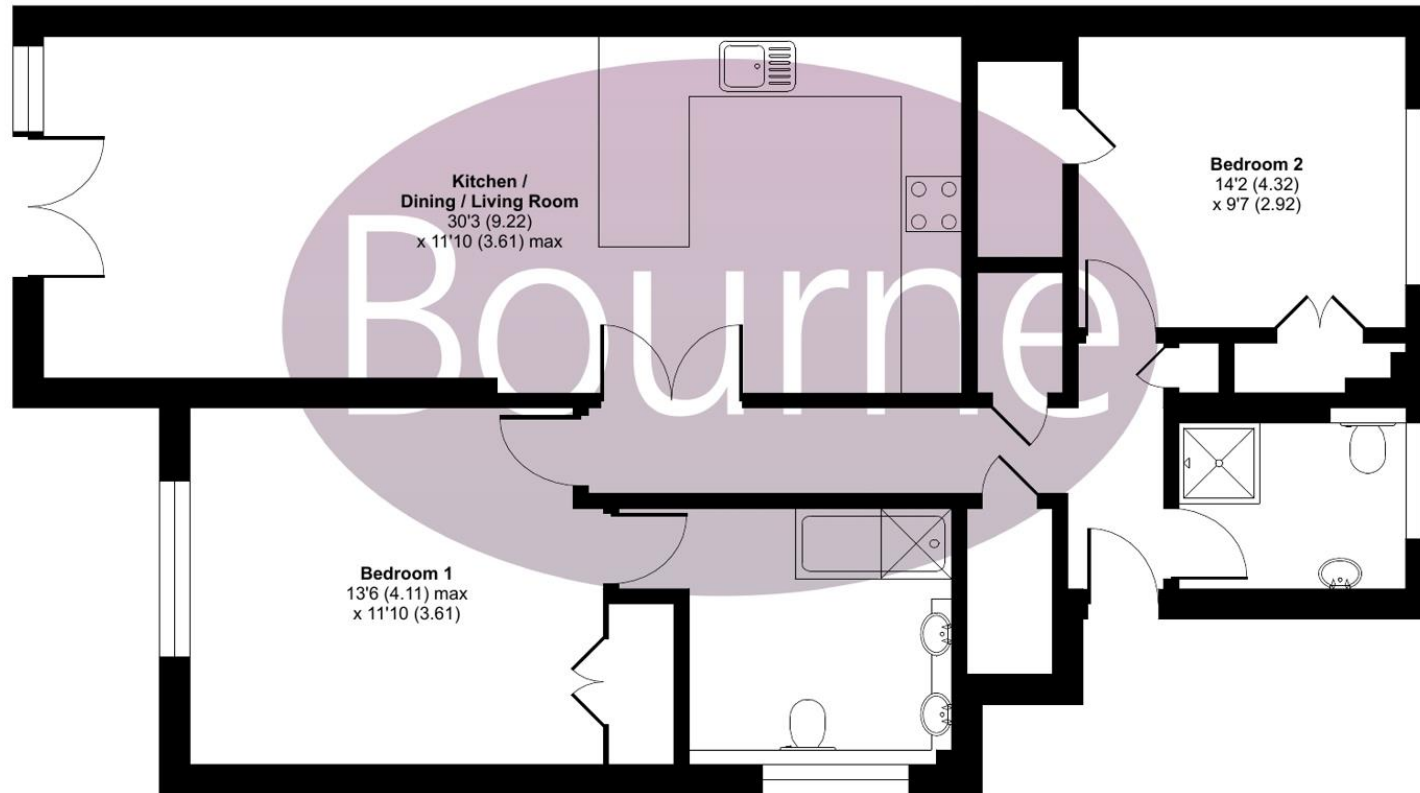


Floorplan

Cranley Road, Guildford, GU1

Approximate Area = 947 sq ft / 87.9 sq m

For identification only - Not to scale



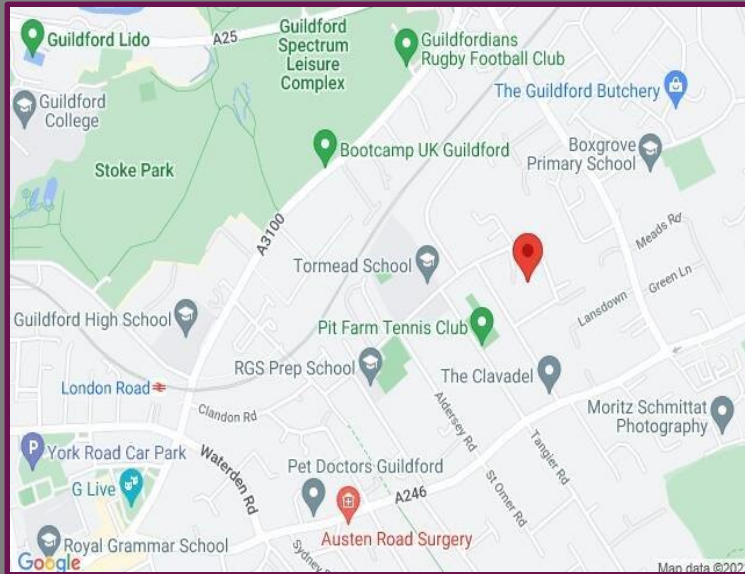
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 960797

Location

The property is situated in a highly sought-after area about one mile from the town centre which has a wide range of shopping, social and recreational amenities, it is also close to the Pit Farm tennis club. Within the area are renowned private schools including Tormead School, Lanesborough, Guildford High School and the Royal Grammar School, as well as excellent primary and secondary state schools. London Road Station with services to Waterloo in about one hour is within one mile whilst the mainline station (about 1.9 miles) has fast and frequent services to Waterloo in 38 minutes. The A3 provides access to central London, the south coast and via the M25 to Heathrow and Gatwick Airports. The wide open spaces of Stoke Park are within one mile as is access to miles of beautiful walking countryside on the Downs.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B	83	83
(69-80) C		
(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