



Aldershot Road, Guildford, Surrey, GU2 8AF

Offers in excess of £200,000

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A telephone entry phone system provides access to the smart well-maintained communal hallway with stairs to the 1st floor. The front door opens to the hall with Amtico flooring and cupboard used for useful storage.

The impressive open plan reception room has ample space for separate sitting and dining areas with a large bay window to the rear of the room. To the corner is the fitted modern kitchen area with a range of contemporary units with integral appliances comprising oven, induction hob, fridge/freezer/dishwasher and washing machine with worktops.

Doors from the hall lead to the main bedroom with large wardrobe fitted with storage unit. The large family bathroom features a modern white suite comprising bath with shower above, wc and wash hand basin with chrome heated towel rail.

The property is currently being rented out for £1,400 pcm.

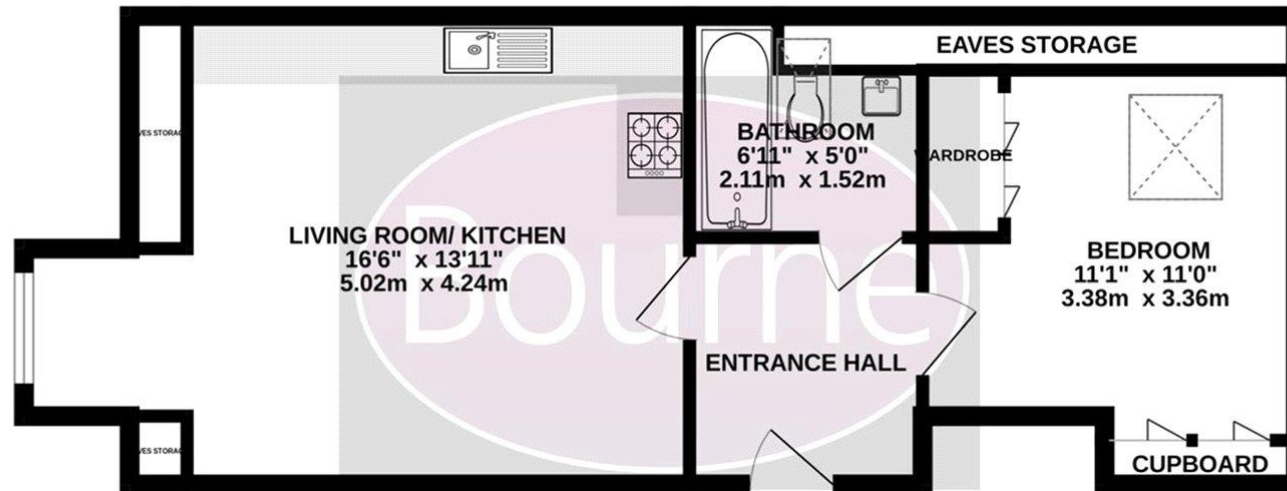
Council Tax Band B
Lease: 118 years remaining
Service Charge: £105pcm
Ground Rent: £600pa

- Top Floor Apartment
- Large Double Bedroom
- Chain Free Sale
- Modern Bathroom
- Gas Central Heating
- Popular Location
- Long Lease



Floorplan

FIRST FLOOR
488 sq.ft. (45.3 sq.m.) approx.

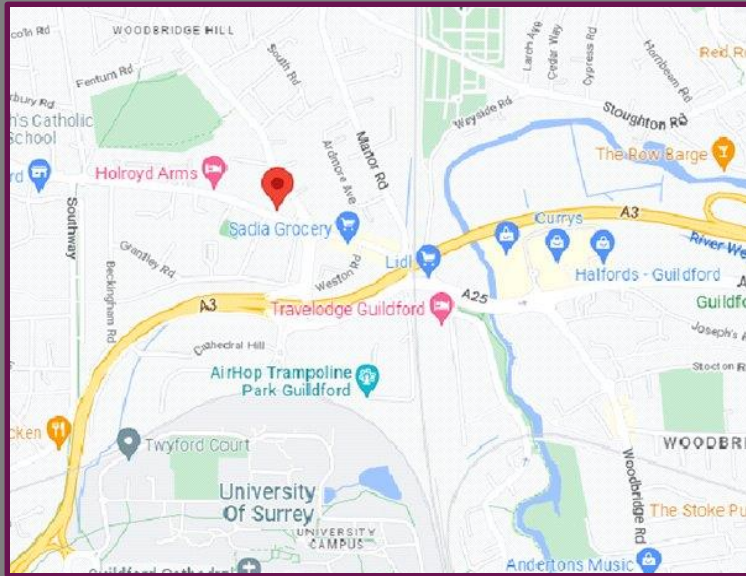



TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

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 stylish and contemporary development is situated within the residential area of Rydes Hill, less than 1.5 miles from Guildford Station and town centre with its vast array of shops and restaurants. The A3 gives access to the South Coast and London with links to the M25 is within approximately 1/2 mile and the area is also well served by local bus routes, shops and restaurants.



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...

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