



ESTATE AGENTS



Austen House, Station View, Guildford, Surrey, GU1 4AN

Guide Price £280,000

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A well-presented one bedroom flat located close to town centre, public transport links and shops.

The development was built approximately six years ago by Taylor Wimpey and is considered a landmark development and is a short walk from the mainline station, with direct trains to London Waterloo in around 38 minutes.

The Front door leads to the entrance hall, with storage cupboard to the left. The modern bathroom is to the right and features WC, bath with shower over and basin. Just beyond the bathroom is the spacious double bedroom with large windows to the front and built in storage.

The open plan kitchen/ living room is a bright and spacious area, with modern fitted units, sink to the rear and hob to the side. To the front is a large window.

Leasehold

Pets allowed? - No

Service Charge: £125.21 per month

Service Charge Review Period: every April

Annual Ground Rent: £100 per year

Ground Rent Review Period: every April

Length of Lease: 115 years approx.

Council Tax Band C

- One Double Bedroom
- Modern Bathroom
- Town Centre Location
- Secure underground Allocated

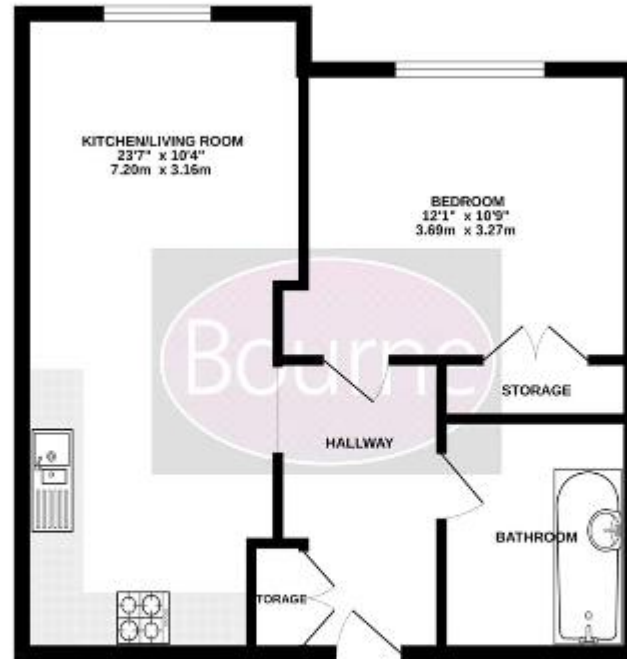
Parking

- Access To Balcony
- Close To Station
- Lift To All Floors



Floorplan

307 sq.ft. (47.1 sq.m.) approx.



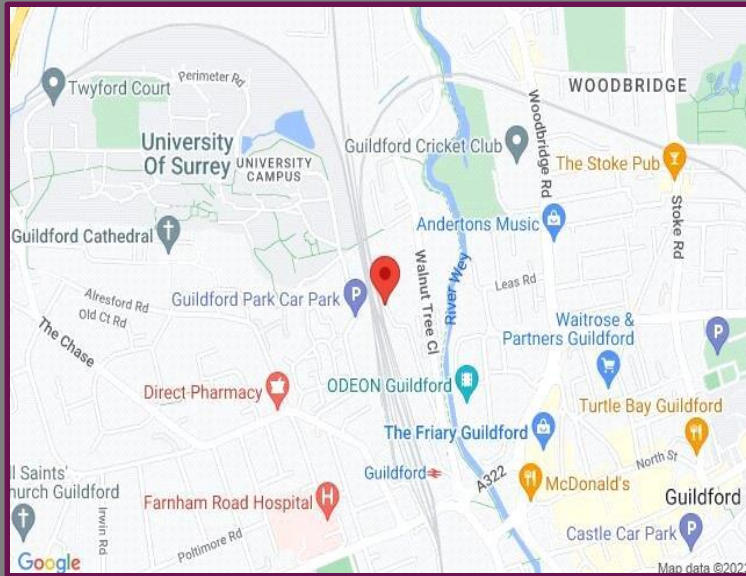
TOTAL FLOOR AREA - 307 sq.ft. (47.1 sq.m.) approx.

When every attempt has been made to ensure the accuracy of the floorplan, combined with measurements of walls, windows, doors and any other items, an approximation of the dimensions is used for any area, dimensions or features not shown. This plan is not to be relied upon for any purpose other than to show the general appearance of the property. The layout, systems and appliances shown must not be taken as a guarantee of any kind, especially in relation to the plan.

Maple Leaf Realty, LLC

Location

Austen House, Station View is a prestigious brand new development literally situated at the end of Guildford mainline station car park and within a few hundred yards of the town centre offering a huge range of shops, restaurants and entertainment facilities. The A3 is within a ¼ mile offering easy access via road to the M25, London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+) A		
(81-91) B	85	85
(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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