



Dairymans Walk, Guildford, Surrey, GU4 7FF

Asking Price £300,000

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A beautifully presented two bedroom maisonette with an allocated parking space located in the popular and sought after Weybrook Park area of Guildford.

The porch with storage cupboard leads to the front door opening to stairs to 1st floor, the first floor comprises the living room which has a window to the rear. The kitchen is accessed through an archway in the living room, featuring a range of modern fitted units and built in oven. The first floor also features bedroom two which has a window to the front.

Stairs to the second floor lead to the hallway with storage cupboard opposite. To the left is the modern bathroom, which comprises WC, handwash basin and bath with shower over, the bathroom features a Velux window above the basin. To the right is a double bedroom with built in wardrobes and Velux window.

This property benefits from a single garage to the side.

Leasehold

Annual Service Charges: £406.34 monthly £12 fee = £34.86

Service Charge Review Period: 1st May - 30th April

Annual Ground Rent: £75

Ground Rent Review Period: 2019 - 2049 = £75, 2050 = £100

Length of Lease: 999 years from 1st Dec 1989

Council Tax Band C

- Maisonette
- Leasehold
- Two Bedrooms
- Family Bathroom
- Garage
- Near Town Centre



Floorplan

Dairymans Walk, Guildford, GU4

Approximate Area = 724 sq ft / 67.2 sq m

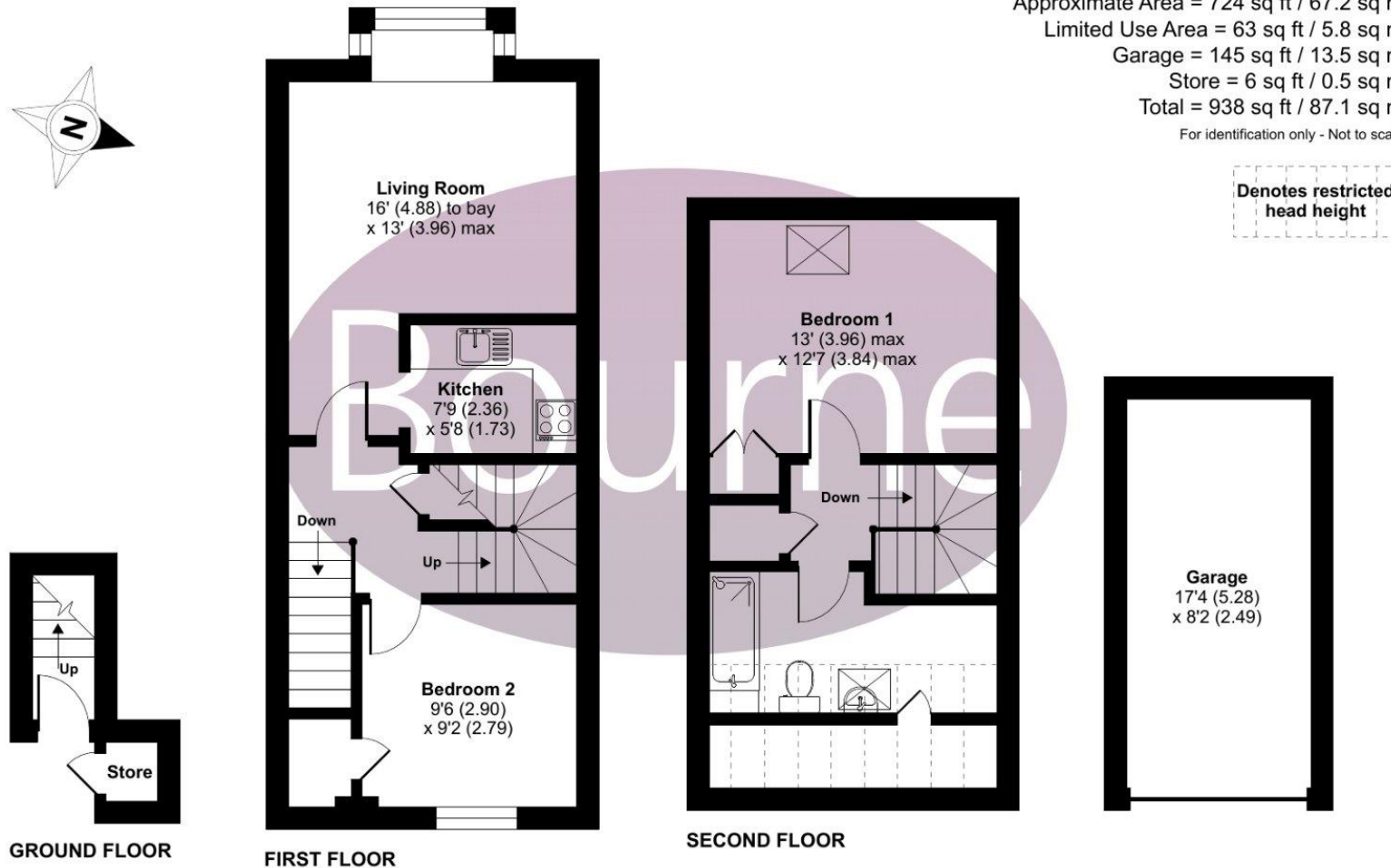
Limited Use Area = 63 sq ft / 5.8 sq m

Garage = 145 sq ft / 13.5 sq m

Store = 6 sq ft / 0.5 sq m

Total = 938 sq ft / 87.1 sq m

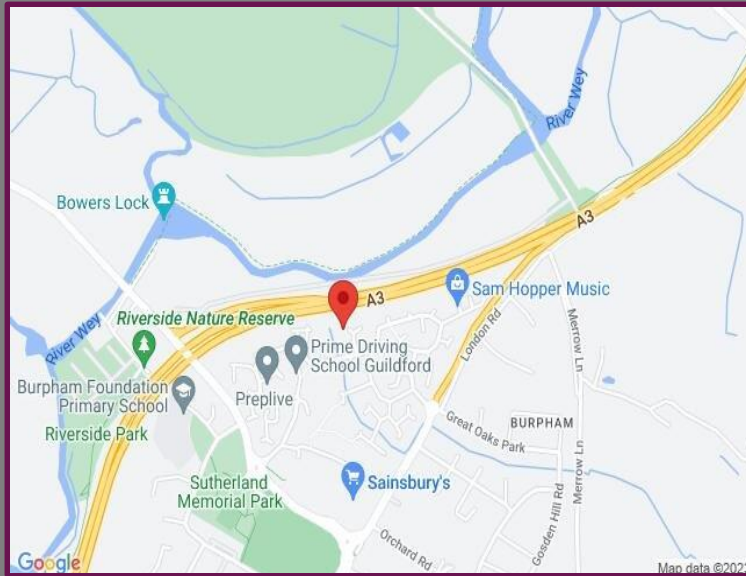
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄t̄h̄ēc̄ōm 2023. Produced for Bourne Estate Agents. REF: 955279

Location

The property is conveniently located within the sought-after Burpham area of Guildford just around the corner from Sainsburys. The area is well served by local bus routes which link to Guildford town centre which is within approximately 1.5 miles. Also within approximately 1 mile is The Spectrum Leisure Centre, Stoke Park and the A3 which connects to The South Coast, London and the M25.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	79
(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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