



ESTATE AGENTS



Springside Court, Josephs Road, Guildford, Surrey, GU1 1BT

Asking Price £225,000

# Springside Court, Josephs Road, Guildford, Surrey, GU1 1BT

This second floor apartment is situated in popular development at the end of Josephs Road and is ideal as a first time purchase or rental investment being situated within ½ mile of Guildford town centre and the station. This bright apartment has a large reception room, double bedroom, second bedroom/study, separate kitchen and modern bathroom and further benefits from low outgoings and ample resident's parking spaces.

The apartment comprises large living room with two large windows to the side, allowing lots of light to enter. The kitchen comprises a range of fitted units and window to the front.

To the side are the two bedrooms the main bedroom has bay window to the side, the second bedroom also comprises window to the side. The bathroom features bath with shower over, wc and hand wash basin.

Leasehold

Annual Service Charges: £1,200 per annum

Annual Ground Rent: £150

Length of Lease: 151 years approx

- Second Floor Apartment



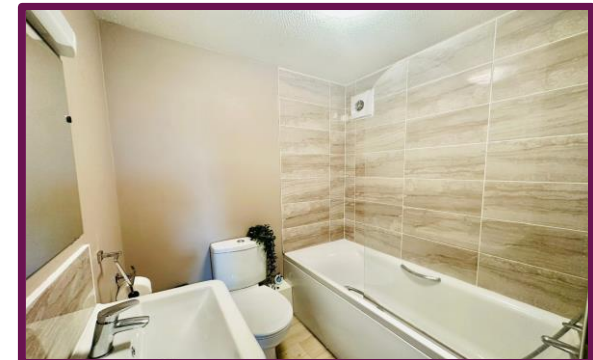
- Two Bedrooms



- Large Living Room



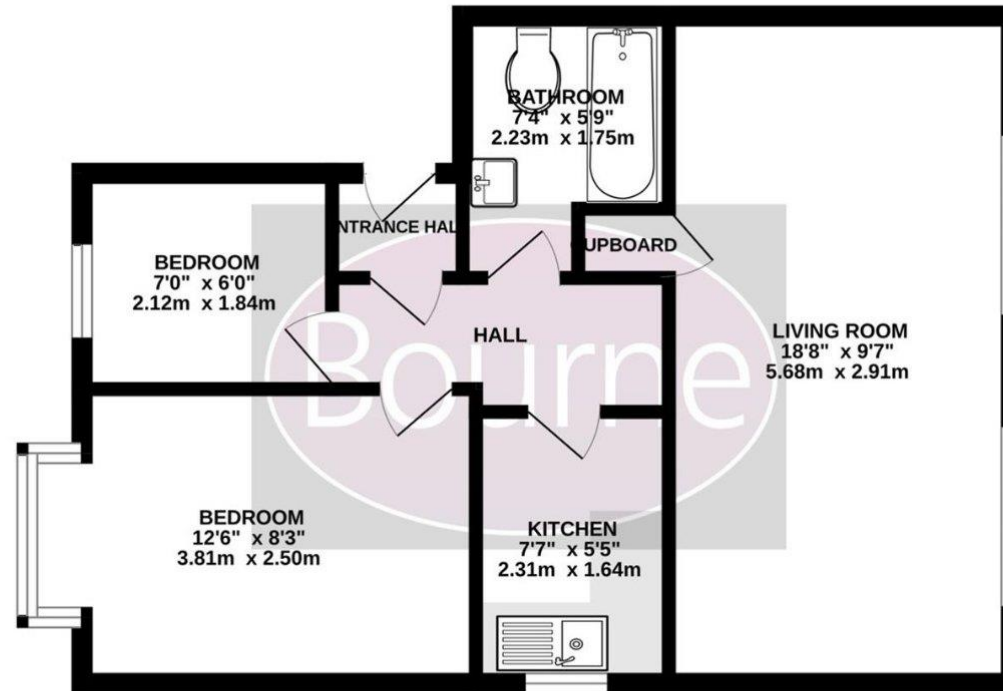
- Modern Bathroom



- Council Tax Band C

# Floorplan

SECOND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 443 sq.ft. (41.2 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.

# Location

The property is located close to the heart of Guildford town centre with easy access to the high street and within approximately 0.80 mile of Guildford Mainline Station. The area is well served by local bus routes and the A3 which connects to London, the M25 and the South Coast is within approximately ½ a mile, also within three quarters of a mile is Guildford Lido and The Spectrum leisure centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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