



ESTATE AGENTS



Lynne Court, Chesham Road, Guildford, Surrey, GU1 3LR

Asking Price £370,000

Lynne Court, Chesham Road, Guildford, Surrey, GU1 3LR

Introducing a charming ground floor apartment in the heart of Guildford boasting two well-appointed bedrooms. This comfortable and brightly lit property is sure to capture your attention.

Step inside and be greeted by a large living space, perfect for relaxation or entertaining friends. Here you will also find the new kitchen and bathroom.

The apartment also features a balcony and benefits from a garage providing convenient parking and extra storage space.

This property is ideally situated, with easy access to local amenities, shops, and transport links, ensuring a convenient and vibrant lifestyle.

Share of Freehold

Pets Allowed: Not forbidden

Annual Service Charges: £1200 pa

Service Charge Review Period: Annual

Annual Ground Rent: Peppercorn

Ground Rent Review Period: Never

Length of Lease: 900 years

- Ground Floor Flat
- Two Bedrooms
- Modern Bathroom
- Garage
- Balcony
- New Kitchen
- Share Of Freehold
- Council Tax Band: C



Floorplan

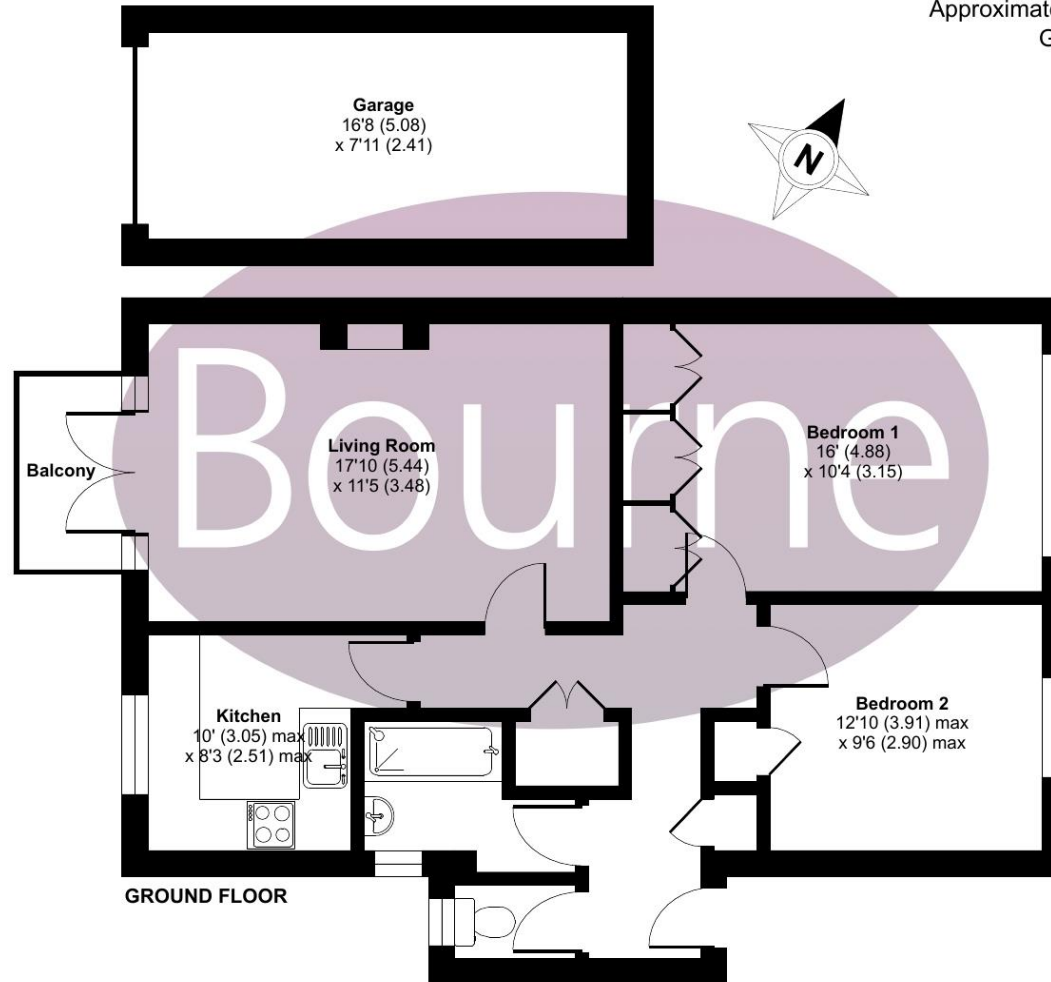
Lynne Court Chesham Road, Guildford, GU1

Approximate Area = 741 sq ft / 68.8 sq m

Garage = 148 sq ft / 13.8 sq m

Total = 889 sq ft / 82.6 sq m

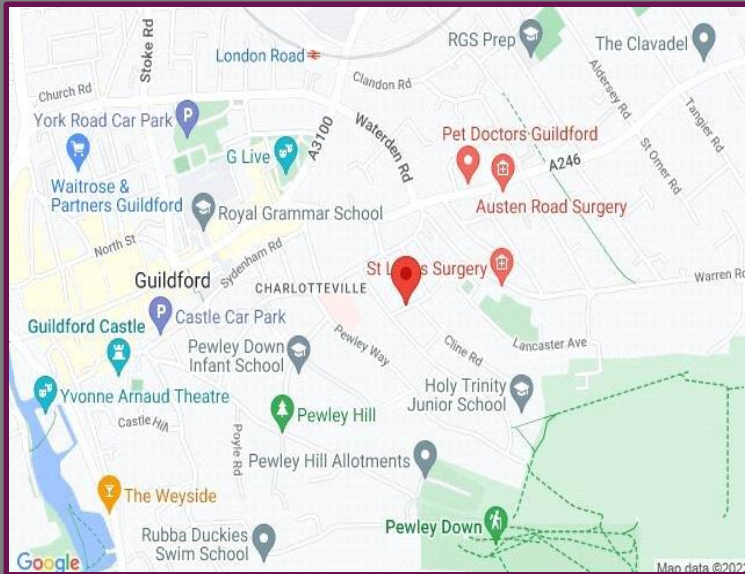
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Bourne Estate Agents. REF: 1068660

Location

This property is located close to the heart of Guildford Town Centre benefiting from a wide range of shops and restaurants in the area. The property is approximately 0.4 miles from London Road train station and approximately 1.2 miles from Guildford mainline train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	71	76
	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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