

Bourne

ESTATE AGENTS



Epsom Road, Guildford, Surrey, GU1 3LA

Offers in the region of £350,000

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Located just moments from Guildford High Street, this spacious split level two double bedroom apartment offers spacious and light accommodation throughout.

The property comprises hallway leading to large reception room with access to the private enclosed courtyard, modern kitchen with appliances, double bedroom and bathroom suite.

The lower level offers a further double bedroom and built in storage.

Share of Freehold

Annual Service Charges: £783.30

Service Charge Review Period: Yearly

Annual Ground Rent: N/A

Ground Rent Review Period: N/A

Length of Lease: 105 years from 2005

- Apartment
- Spacious reception room
- Modern kitchen
- Two bedrooms
- Private enclosed courtyard
- Close to Guildford High Street
- Council Tax Band B



# Floorplan

GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.

BASEMENT LEVEL  
99 sq.ft. (9.2 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

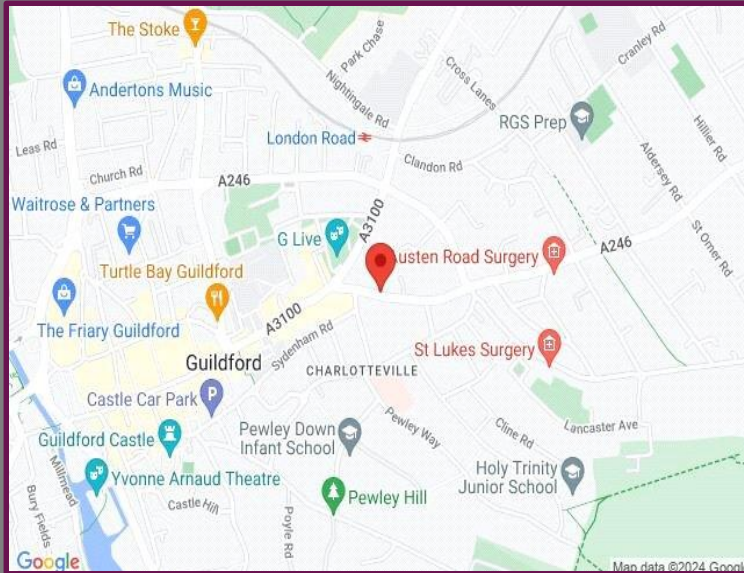
TOTAL FLOOR AREA : 522 sq.ft. (48.5 sq.m.) approx.

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

Located in the heart of Guildford town centre, close to both train stations and with easy A3 access.



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>		
(55-68) <b>D</b>	62	70
(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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