



Telford Court, Guildford, Surrey, GU1 2EA

Offers in excess of £300,000

Telford Court, Guildford, Surrey, GU1 2EA

Set within beautiful communal gardens, this stunning and immaculately presented two double bedroom ground floor flat has been comprehensively maintained to an extremely high standard throughout including fitted kitchen, bathroom, heating and boiler and new windows and french doors.

Other advantages include a Share in the Freehold, low outgoing, residents car parking, and a wonderful, peaceful location just moments from London Road station and Guildford town centre.

To the rear is the sitting room with large windows and French doors opening to the very well maintained communal gardens. A door leads into the fitted kitchen with windows to the front, ample space for a dining table and an extensive range of fitted and free standing appliances.

Off the hall is the main bedroom with built-in wardrobes and window overlooking the communal gardens. The second bedroom is also a double with window to front. The bathroom features a white suite comprising bath, wc and wash hand basin with window to the front.

The property is encircled by beautifully-kept communal gardens for residents' use and to the side is the garage in a block with further resident's car park to the front.

Share of Freehold

Annual Service Charges: £1,384

Service Charge Review Period: Annually

Annual Ground Rent: Included in Service Charge.

Council Tax band C

- Two Double Bedrooms
- Reception Room
- Bathroom
- Resident's Parking
- Yards from London Road Station
- Close to Town Centre
- Communal Gardens

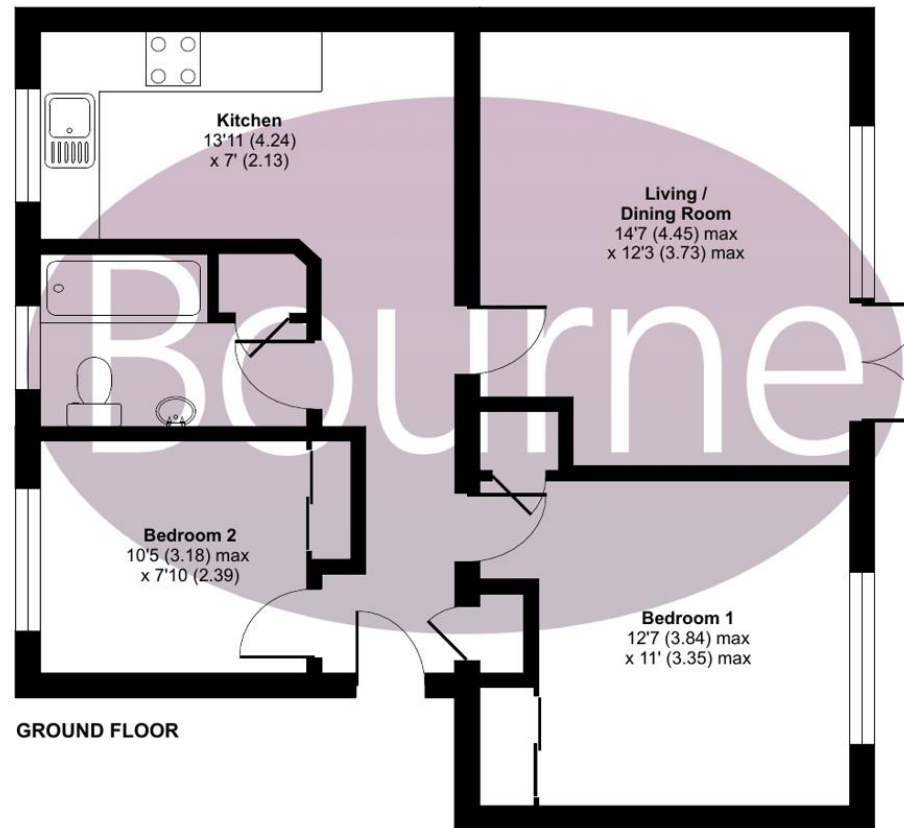


Floorplan

Telford Court, GU1

Approximate Area = 648 sq ft / 60.2 sq m

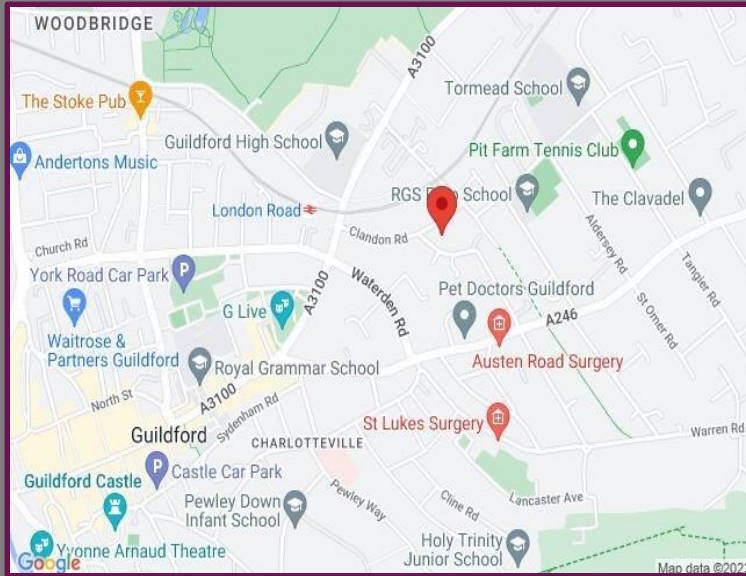
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1023785

Location

Telford Court is a development on Clandon Road just off London Road opposite London Road station and within 1/4 mile of the town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	76
(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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