



ESTATE AGENTS



White Court, Thornton Close, Guildford, Surrey, GU2 9XF

Offers in excess of £280,000

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This charming top-floor flat is offered with no chain and offers spacious living in a peaceful residential area. As you enter the flat, you'll immediately notice the abundance of natural light that floods through large windows, creating a bright and inviting atmosphere. This flat benefits from a large amount of storage space in various cupboards.

The kitchen features modern appliances and ample counter space. The living area provides a comfortable space to relax or entertain, with enough room for a dining table. Two generously sized bedrooms offer privacy and comfort, making it an ideal space for a small family or for hosting guests.

The bathroom is well-appointed with contemporary fixtures and a bathtub/shower combination. Additionally, this property boasts the convenience of a private garage, providing secure parking and extra storage space.

For those who love the outdoors, you'll appreciate the well-maintained communal gardens. This flat offers a peaceful retreat while being conveniently located near essential amenities and public transportation.

Leasehold/Share of Freehold? Leasehold

Leasehold - pets allowed? No

Annual Service Charges: £120 PCM

Service Charge Review Period: Annually

Annual Ground Rent: Peppercorn

Ground Rent Review Period: N/A

Length of Lease: 945 yrs

- Top Floor Flat
- No Onward Chain
- Two Double Bedrooms
- Large Living/Dining Room
- Kitchen
- Large Bathroom
- Well-Kept Communal Gardens
- Private Garage
- Long Lease
- Council Tax Band C



Floorplan



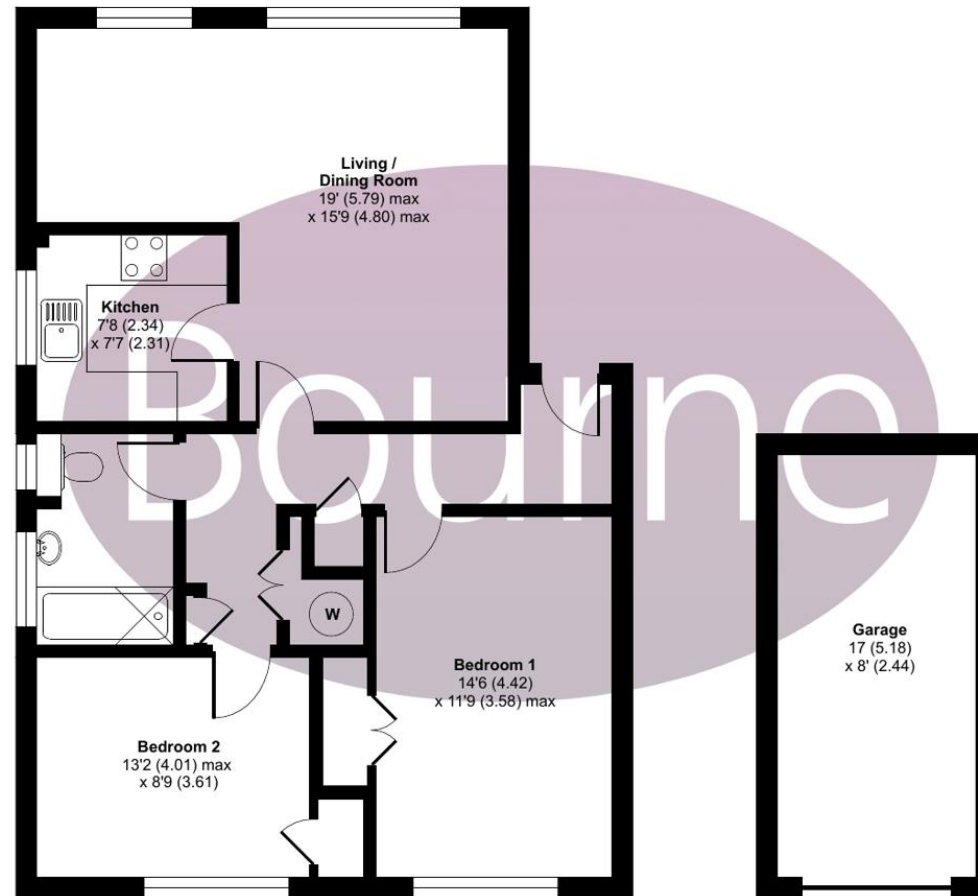
Thornton Close, GU2

Approximate Area = 731 sq ft / 67.9 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 867 sq ft / 80.5 sq m

For identification only - Not to scale



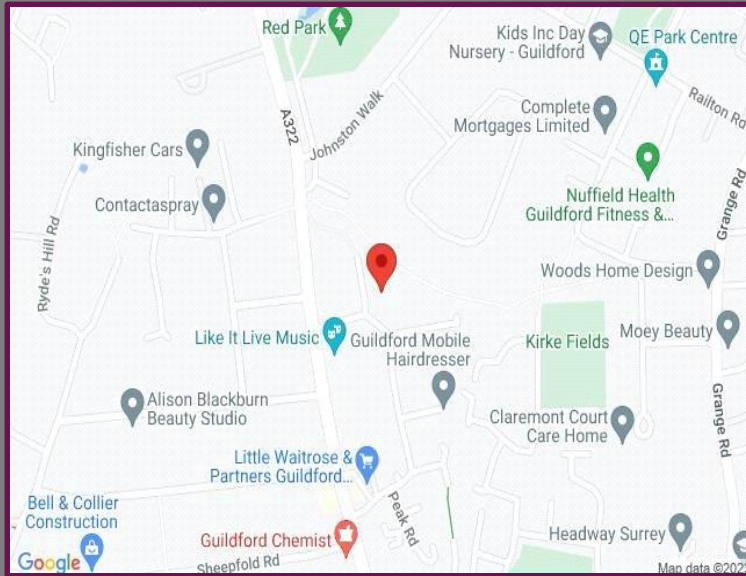
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2023. Produced for Bourne Estate Agents. REF: 1033130

Location

This property is located in within a hundred metres of a parade of shops, chemist, a bakery, a dentists and other eateries. Within walking distance there are popular schools, a gym (with swimming pool) and plenty of green spaces. Guildford Town Centre is approximately 1.2 miles away.



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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