



ESTATE AGENTS



Wey Corner, Walnut Tree Close, Guildford, Surrey, GU1 4TT

Asking Price £475,000

Wey Corner, Walnut Tree Close, Guildford, Surrey, GU1 4TT

This beautifully presented two double bedroom top floor apartment is located in the heart of Guildford town centre with easy A3 access.

Accessed through secure telephone entry system, this well presented two double bedroom offers spacious and light accommodation throughout.

The property comprises hallway leading to the large open plan modern kitchen with appliances & reception room with access to the private balcony, double bedroom with built in wardrobes and en suite shower room, a further double bedroom and family bathroom suite with shower over bath.

The property further benefits from built in storage.

Leasehold

Pets allowed? No

Annual Service Charges: £1,114 (estimated)

Service Charge Review Period: Annual - August 1st

Annual Ground Rent: £250

Ground Rent Review Period: Annual

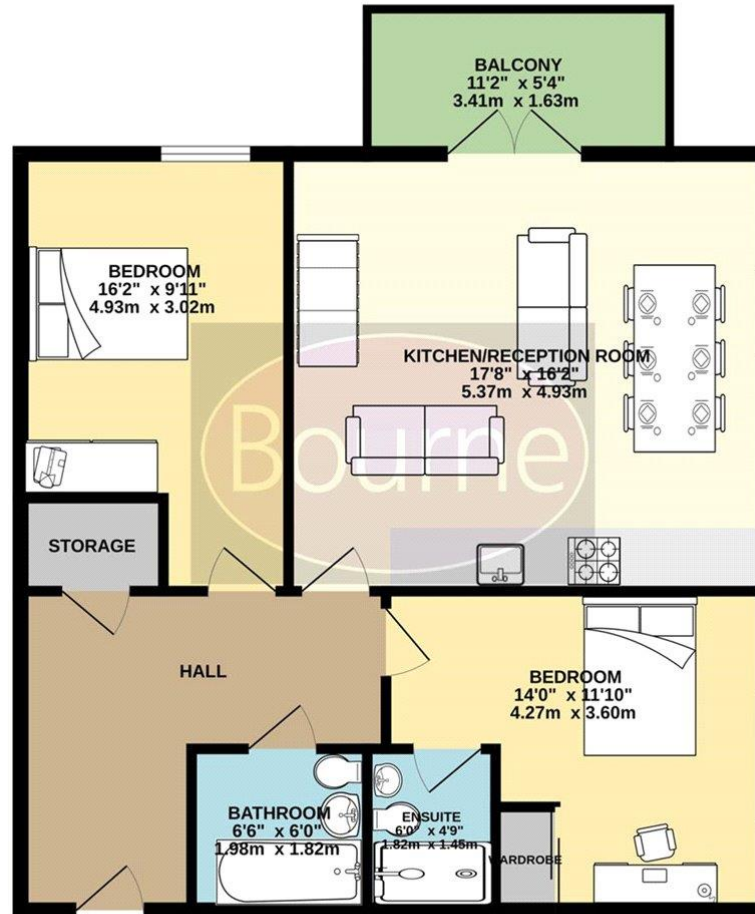
Length of Lease: 993 years

- Top floor apartment
- Two double bedrooms
- Spacious reception room
- Modern kitchen
- Well presented throughout
- En suite to main bedroom
- Family bathroom suite
- Allocated parking space
- Council tax band: D



Floorplan

GROUND FLOOR
771 sq.ft. (71.6 sq.m.) approx.



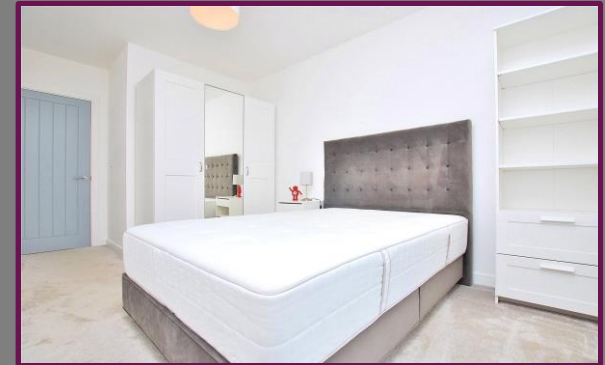
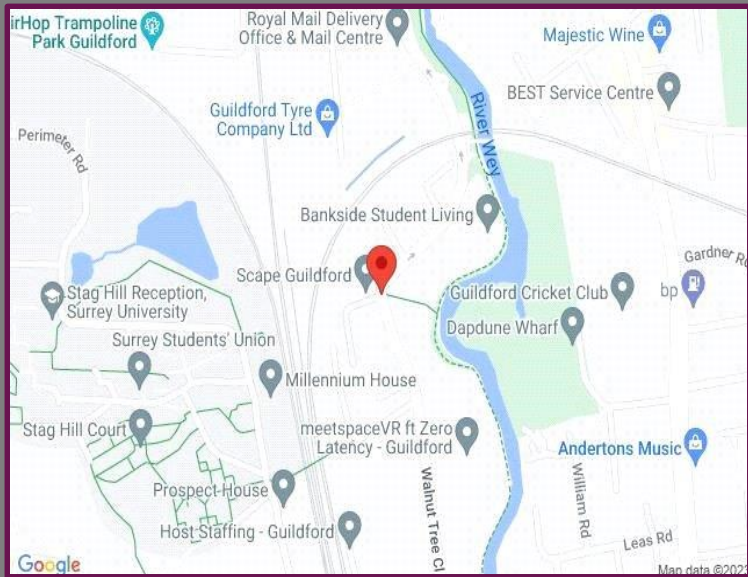
TOTAL FLOOR AREA: 771 sq.ft. (71.6 sq.m.) approx.

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 town centre, just a brief walk from the mainline train station, high-street and a variety of different restaurants.



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	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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