

Bourne

REAL ESTATE AGENTS



Bradfield Close, Guildford, Surrey, GU4 7YT

Asking Price £220,000

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The property comprises a spacious and light reception room, new kitchen, large double bedroom and family bathroom suite.

The property further features off street parking, small outside area and ample built in storage.

Leasehold

Annual Service Charges: N/A

Service Charge Review Period: N/A

Annual Ground Rent: £60 currently, £100 from 2044

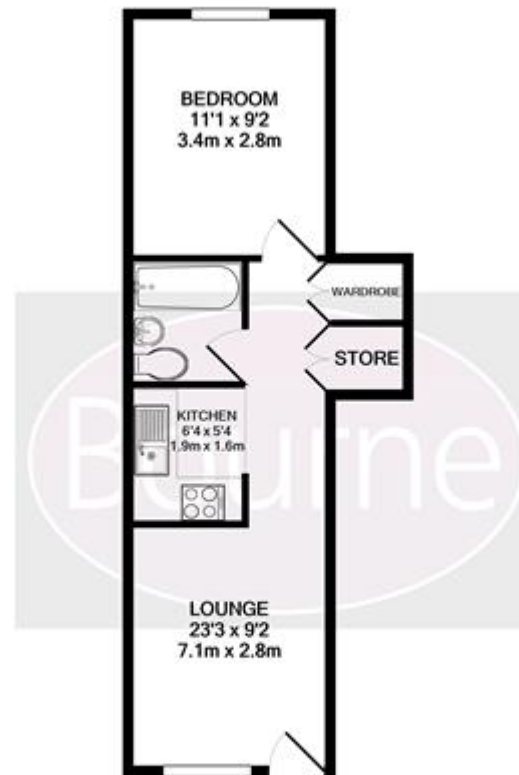
Ground Rent Review Period: N/A, as above

Length of Lease: 960 years remaining

- Ground floor apartment
- Spacious reception room
- Large double bedroom
- Bathroom suite with shower over bath
- Ample built in storage
- Council tax band: C



Floorplan

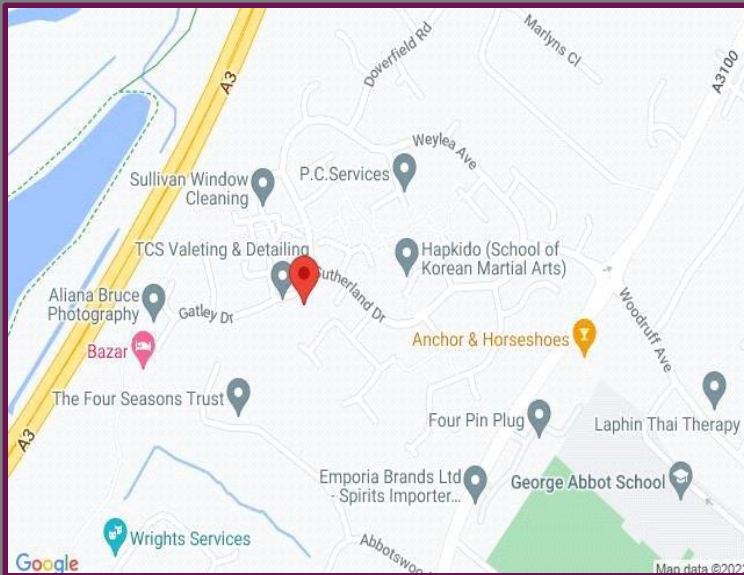


TOTAL APPROX. FLOOR AREA 337 SQ.FT. (31.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 popular residential area of Burpham, with Guildford town centre and A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	55	
(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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