



ESTATE AGENTS



Knightsbridge House, St. Lukes Square, Guildford, Surrey,
GU1 3JX

Asking Price £400,000

Knightsbridge House, St. Lukes Square, Guildford, Surrey, GU1 3JX

This beautiful two-bedroom, two-bathroom property offers amenities such as a sheltered parking space, ideal location and an abundance of natural light. Making this property ideal for first time buyers.

As you enter this property you will find the entrance hall with ample storage space and access to the living room and kitchen. Continuing through the property into the living area with two double windows, you will find a bright spacious room, which can be utilized as a combined living / dining room. From the living area you can access the separate kitchen, where you will find ample storage and counter space. The kitchen offers amenities such as a gas hob, built in fridge/freezer, full-size integrated dishwasher, as well as a large window overlooking the front of the property.

As you leave the living area you will be greeted by the entrances to the two bedrooms and the family bathroom. The secondary bedroom has a large window overlooking the front of the property, as well as built in storage. Continuing through you will find the family bathroom which comprises of shower over bath, toilet and wash hand basin. The primary bedroom offers features such as two built in wardrobes and a large window. The primary bedroom also features an en-suite which comprises of a shower cubical, toilet and wash hand basin.

Leasehold

Pets allowed - Yes.

Annual Service Charges - £1200 pa

Service Charge Review Period - Annually

Annual Ground Rent - Peppercorn

Ground Rent Review Period - N/A

Length of lease - 970 years remaining

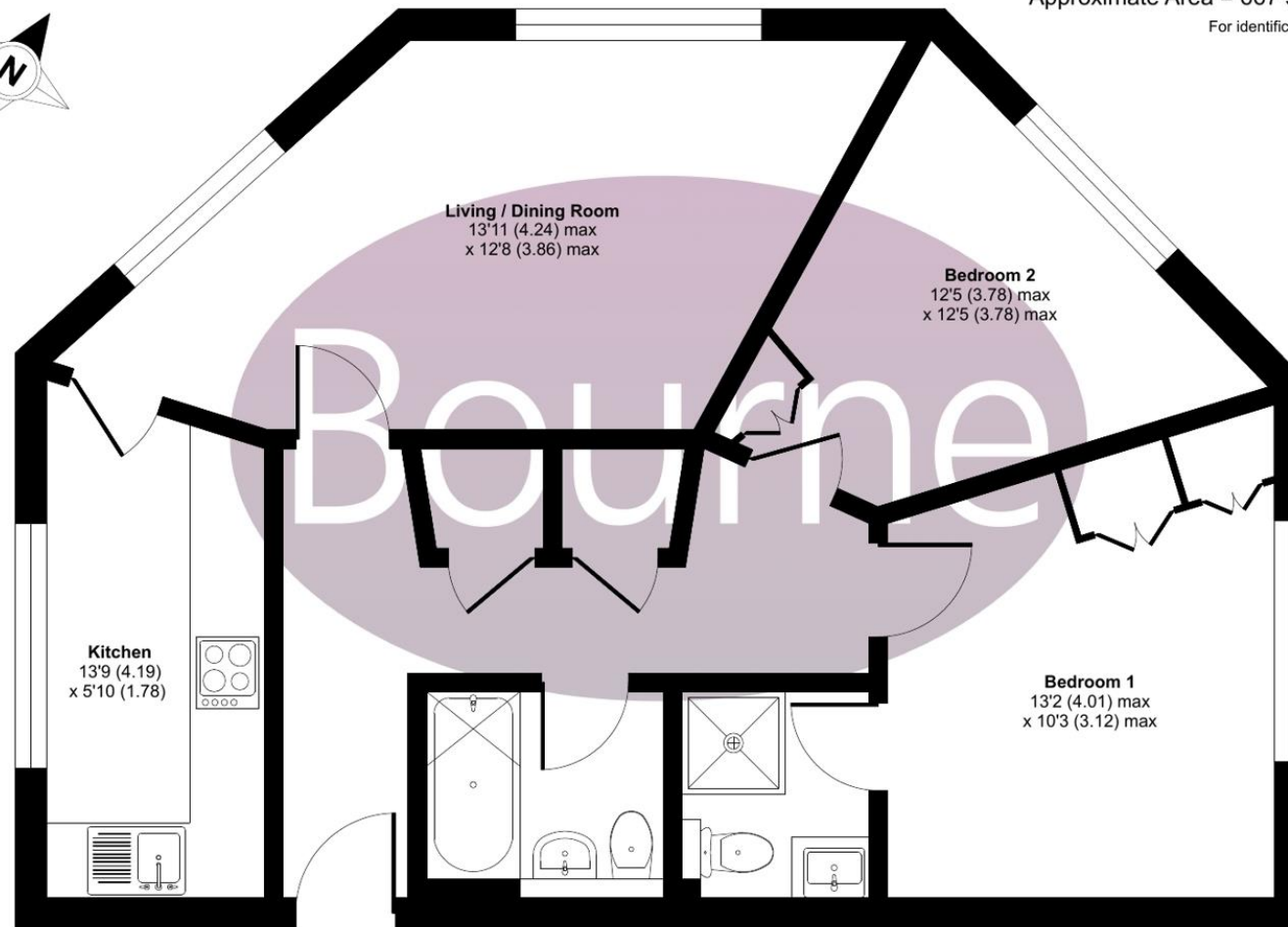
- Two Bedroom
- Two Bathroom
- Well Presented Throughout
- Good Location
- Ground Floor Apartment
- Allocated Parking
- Council Tax E



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Approximate Area = 667 sq ft / 61.9 sq m

For identification only - Not to scale



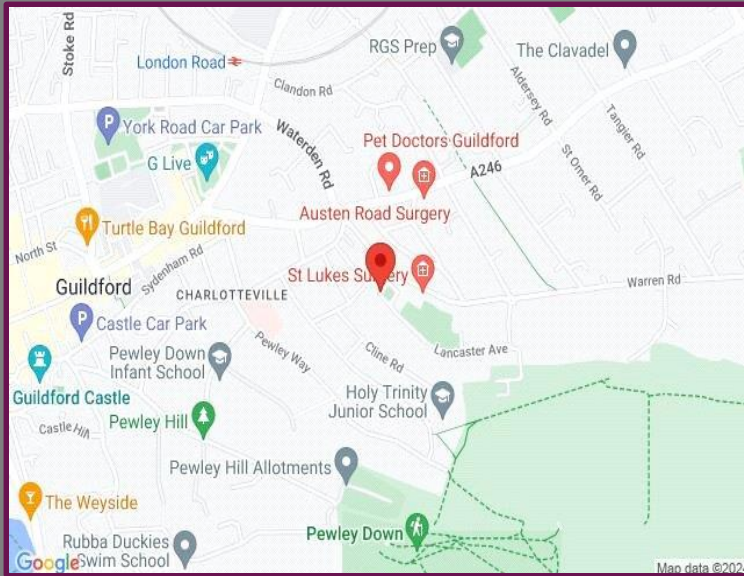
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2024. Produced for Bourne Estate Agents. REF: 1075438

Location

This modern two-bedroom apartment in Guildford is located only an 8-minute walk from one of Guildford train stations. Being less than 1 mile from Guildford's high street, this location offers easy access to many shops, restaurants and schools.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com