



Woodlands Close, Guildford, Surrey, GU1 1RX

Asking Price £235,000

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This 2 Bedroom first floor apartment is presented in good condition, accompanied by a well-proportioned living space, modern fitted kitchen and benefits from communal grounds and residents' off-street parking.

As you enter the property through the front door you will see built in storage cupboards, when you head further into the property you will see the second bedroom, this bedroom just like the other is carpeted, with a window. As you head into the primary bedroom you will see that there is plenty of natural light, due to the window on the far wall, With ample space for furniture.

As you continue through the property you will find the modern fitted kitchen, with a new fridge freezer and new oven, the kitchen has an abundance of storage and tiled floors. The bathroom comprises of a bath with shower over, toilet, wash hand basin. Moving into the living room, the glass French doors to the front of the property allow lots of natural light into the living room.

Leasehold

Pets allowed - Yes

Annual Service Charges - £1,800

Service Charge Review Period - Annually

Annual Ground Rent - £250 (paid six monthly). Increasing to £350 from 2030

Ground Rent Review Period - Every 25 years

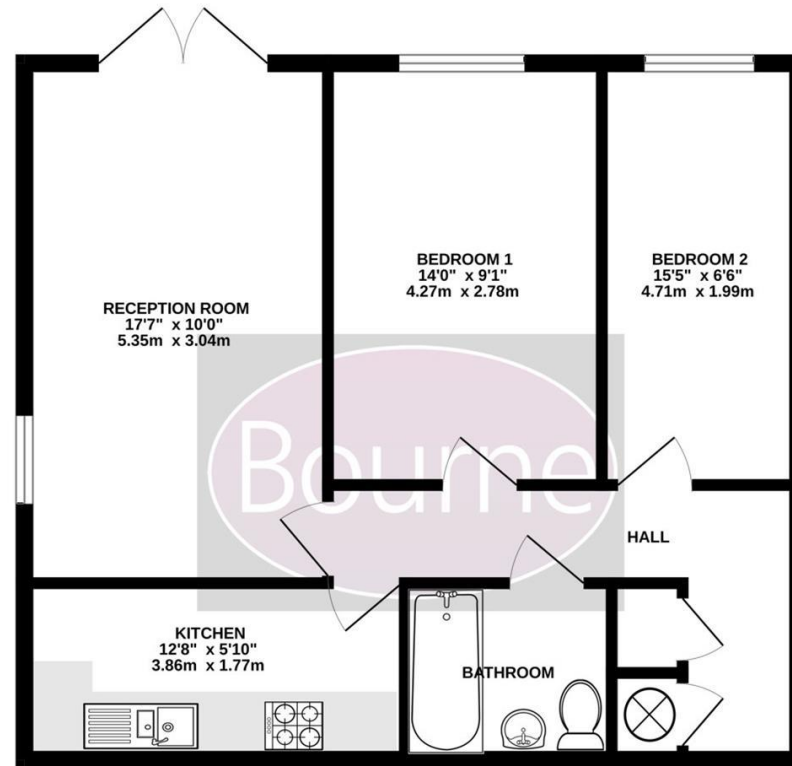
Length of Lease - 107 years remaining

- 2 Bedrooms
- 1 reception room
- 1 Bathroom
- Off-street parking
- Outside communal area
- Council tax band C



Floorplan

FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



FOR ILLUSTRATIVE PURPOSES ONLY

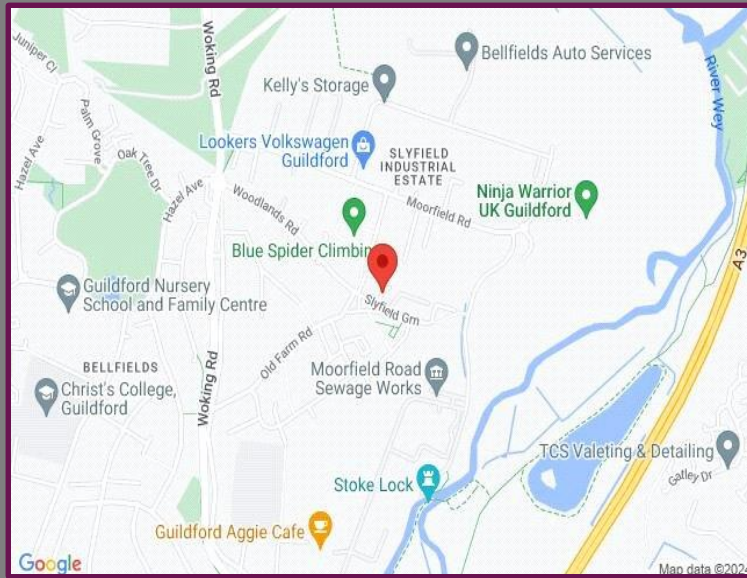
TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.

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

This property is located roughly 10 minutes from Guildford Town Centre, and Guildford's main train station. This property offers an abundance of schools within a three-mile radius, as well as plenty of local shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	81
(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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