



Roundhill Way, Guildford, Surrey, GU2 8HP

Offers in excess of £270,000



# Roundhill Way, Guildford, Surrey, GU2 8HP

This two-bedroom maisonette is ideally located close to local schools and shops. The property also accommodates a driveway. This property features a north/west facing garden.

As you enter the property through the front door you will find the entry way, with stairs leading up the first floor. As you enter the first floor you will find the living room. The living room accommodates a window that looks out of the side of the property. As you continue to walk through the property you will find the spacious fitted kitchen with space for appliances with a window.

To the rear of the property is one double bedroom with built in wardrobes and a further single bedroom, along with the family bathroom featuring bath with shower over, WC and wash hand basin.

To the rear is the garden, with a patio area and the rest mainly lawned.

To the front of the property is driveway parking.

Leasehold

Pets allowed - No

Service Charges - £42 pcm

Service Charge Review Period - Annually

Annual Ground Rent - £10 pa

Ground Rent Review Period - N/A

Length of Lease - 87 years

- Two Bedrooms
- Reception Room
- Family Bathroom
- Drive way
- Garden
- Patio
- Council Tax C

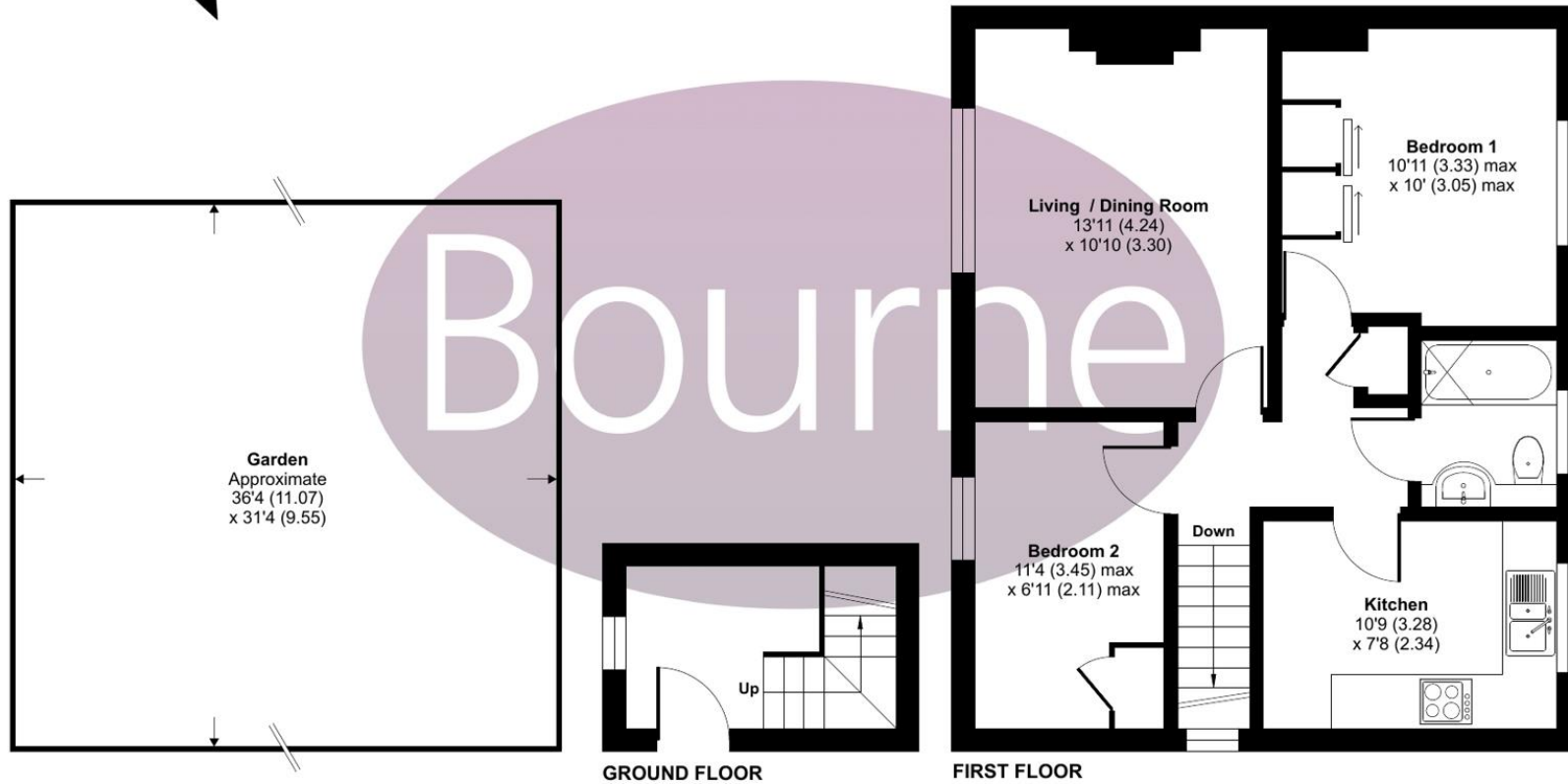


# Floorplan

## Roundhill Way, Guildford, GU2

Approximate Area = 615 sq ft / 57.1 sq m

For identification only - Not to scale

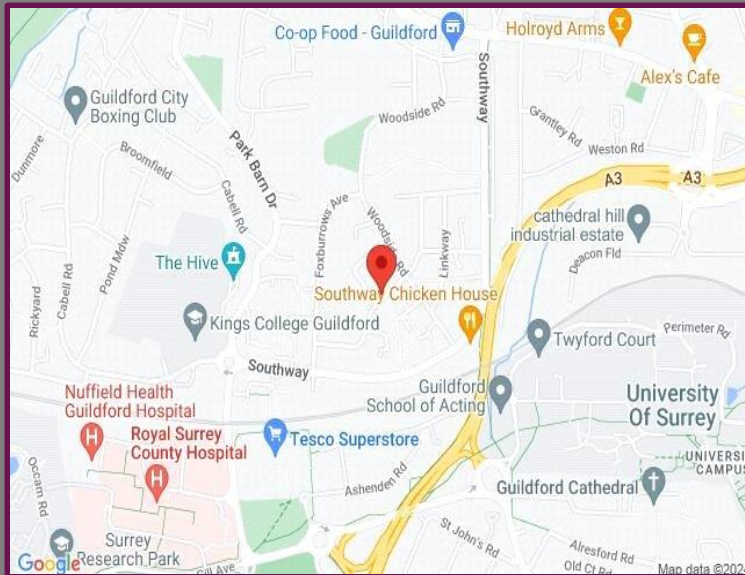


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1073421



# Location

Situated in a residential area of Guildford just off South way within only ½ mile of the Research Park, university and hospital and within 1.5 miles walk of the mainline station and Guildford town centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	75
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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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