



Uplands Road, Guildford, Surrey, GU1 2RW

Asking Price £310,000

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Positioned in the highly sought-after Boxgrove Gardens development is this beautifully presented first floor double bedroom apartment.

Benefitting from an allocated parking space and set within this popular development with stunning landscaped communal gardens and within a mile of Guildford town centre.

The main entrance with entry phone system leads to the communal vestibule, with a personal front door opening into a spacious hall with a large storage cupboard. The living room has French doors to the Juliet balcony at the rear. To the side is the kitchen with a range of fitted units, with a built-in oven and hob, and space for further appliances.

The double bedroom features large window to the rear, there is a modern spacious bathroom with a white suite.

To the rear of the building is an allocated parking space for the property, with further visitors' spaces in the centre of the development running alongside the delightful landscaped and well-maintained communal gardens.

The development backs onto Merrow Downs with beautiful countryside walks.

Years remaining on lease: 113

Annual ground rent: £200

Ground rent review period: Annually

Annual service charge amount: £1000

Service charge review period: Annually

Council Tax Band: D

- Double Bedroom
- Reception Room
- Modern Kitchen Area
- Modern Bathroom
- Allocated Parking Space
- Popular Modern Development
- Well-Kept Communal Gardens
- Chain Free
- Close to Town Centre (Walking Distance)

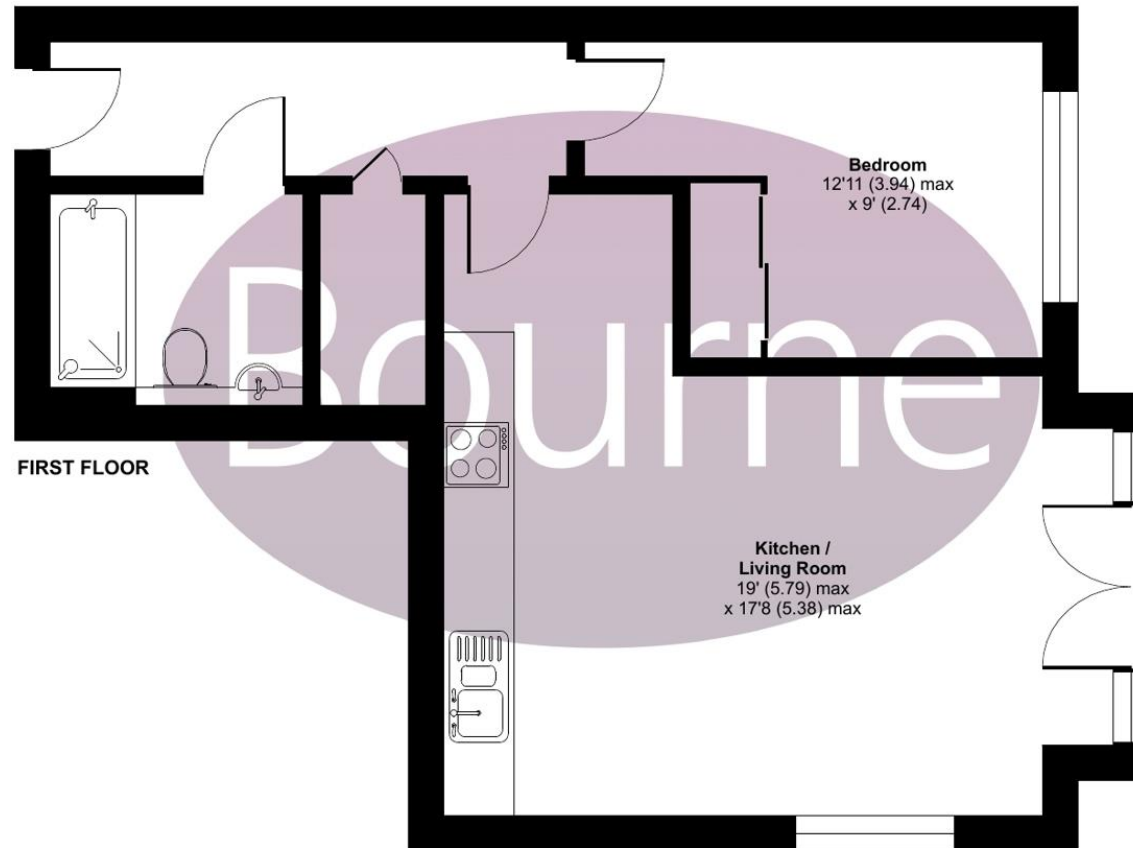


Floorplan

Uplands Road, Guildford, GU1

Approximate Area = 507 sq ft / 47.1 sq m

For identification only - Not to scale



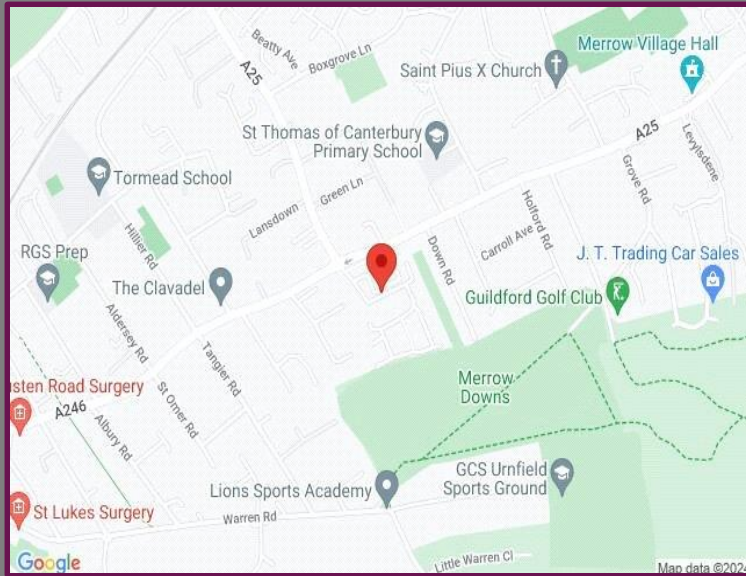
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2023. Produced for Bourne Estate Agents. REF: 1087201

Location

The property is located close to Guildford town centre in one of the town's most sought after locations, moments away from the vast array of shops, bars and restaurants. The house is also in the catchment area for the desired George Abbot and Boxgrove schools. London Road station is approximately 1 mile away and Guildford mainline station is approximately 1.5 miles, as is the A3 connecting to London, the South Coast and the M25. The Surrey Downs and the locally renowned Stoke Park are also nearby.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	75
(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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