



ESTATE AGENTS



Mulberry Court, Guildford, Surrey, GU4 7EQ

Asking Price £235,000

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A bright and spacious second floor apartment in this popular Merrow Park development which has been modernised and re-decorated throughout with a garage and visitor's parking making it an ideal first time purchase or rental investment.

The property is entered via a communal hall with stairs to the second floor. The front door leads into the hall with airing cupboard and access to all rooms.

The spacious reception room has a large window to the rear overlooking the communal gardens and open plan to the corner is the modern kitchen area comprising an extensive range of fitted units with window to the rear.

The double bedroom also has a window overlooking the communal gardens to the rear. The modern bathroom features a white suite comprising bath, WC and wash hand basin.

The development sits amongst well-maintained communal gardens and grounds and the apartment has its own garage within an adjoining block. There is also visitor's car parking.

Leasehold:

Pets Allowed: Consent to be provided by the freeholder

Annual Service Charges: £1122 for 2023/2024

Service Charge Review Period: Annually

Annual Ground Rent: £80

Ground Rent Review Period: 2031 - rise to £120pa, 2056 - rise to £160pa, becoming peppercorn rent in 2080

Years Remaining On Lease: 146 years

- Bright Open Plan Apartment
- Double Bedroom
- Large Reception Area
- Modern Kitchen Area
- Modern Bathroom
- Popular Location
- Well-Presented Throughout
- Council Tax Band C

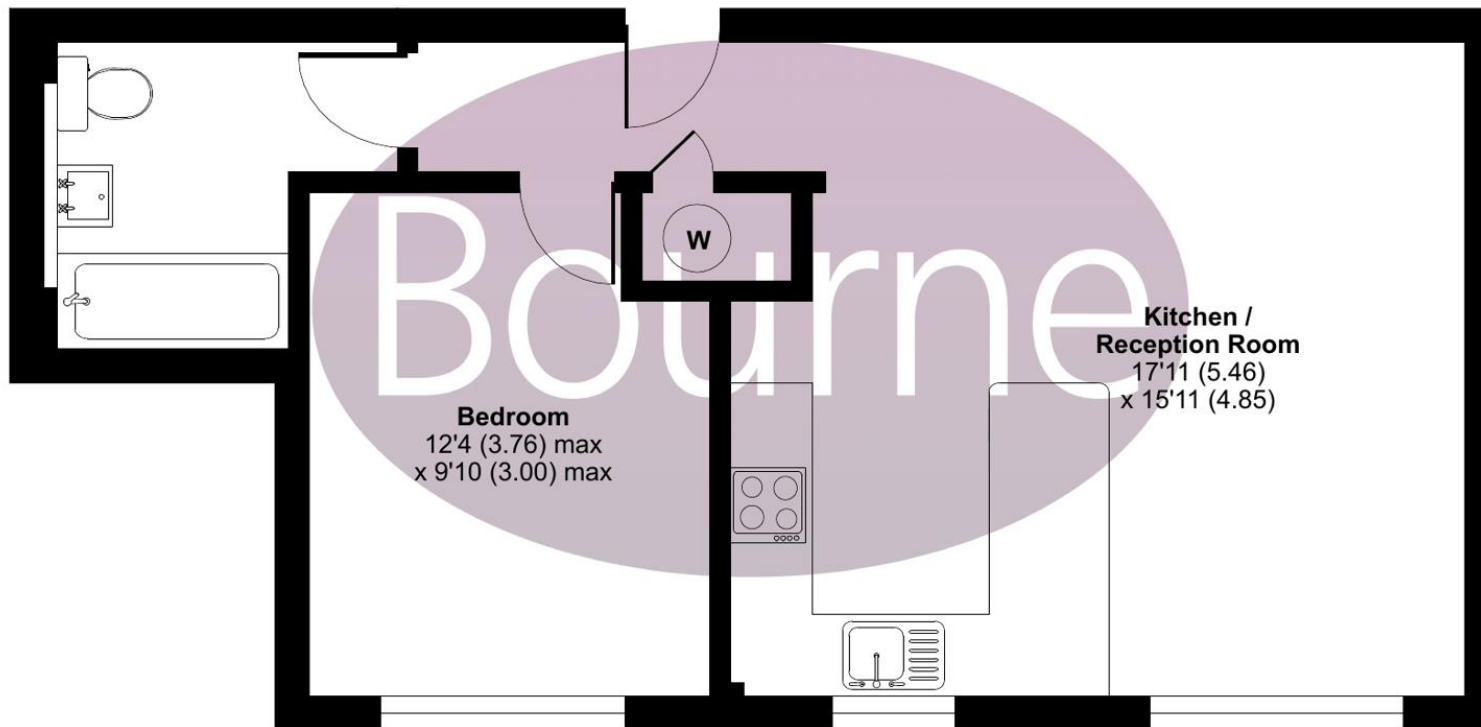


Floorplan

Mulberry Court, GU4

Approximate Area = 502 sq ft / 46.6 sq m

For identification only - Not to scale



Bedroom
12'4 (3.76) max
x 9'10 (3.00) max

**Kitchen /
Reception Room**
17'11 (5.46)
x 15'11 (4.85)

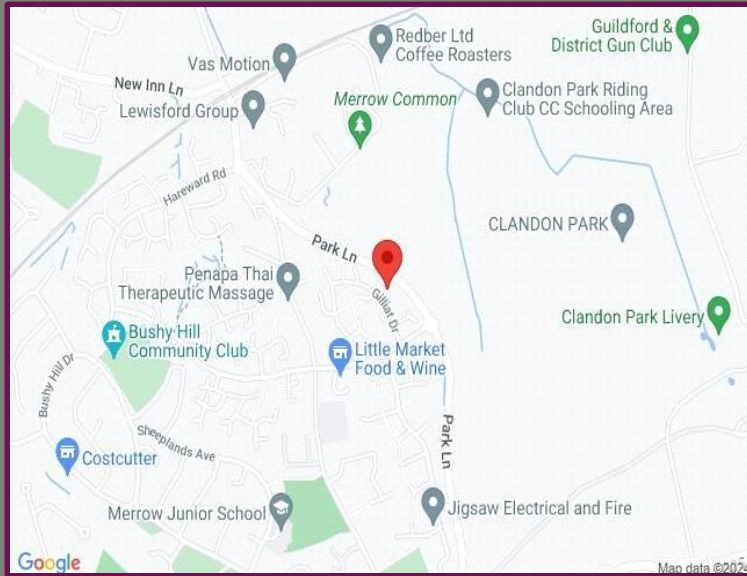
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1088316

Location

Mulberry Court is situated just off Gilliat Drive in Merrow Park within approximately 1.5 miles of Guildford town centre and London Road train station. The A3 provides road links to the M25, London and the South Coast is within approximately ¾ of a mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	77
(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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