



Ashley Gardens, Shalford, Guildford, Surrey, GU4 8JA

Asking Price £325,000

Ashley Gardens, Shalford, Guildford, Surrey, GU4 8JA

This two bedroom, ground floor retirement flat for over 60's is located in the village of Shalford, benefitting from allocated parking and communal gardens.

As you enter the property, you will be greeted by the hallway which provides built in cupboards for extra storage space.

The living room is bright and spacious with double doors leading straight onto the south facing private patio. The modern kitchen provides a range of fitted units. The principal bedroom offers built in storage, a window overlooking the garden and an en-suite bathroom comprising a bath, wc and wash hand basin. The second bedroom also has a window overlooking the garden. The other bathroom comprises a wc, wash hand basin and shower cubicle.

Leasehold:

Pets allowed: Yes - by arrangement with manager

Annual Service Charges - Estimated £4020.66

Service Charge Review Period: Annually

Annual Ground Rent: Peppercorn

Ground Rent Review Period: Annually

Years Remaining on Lease: 156 years

- Ground Floor Flat
- Retirement Property For Over 60's
- Village Location
- Two Bedrooms
- Two Bathrooms
- Allocated Parking
- No Onward Chain
- South Facing Patio With Planters
- Council Tax Band D

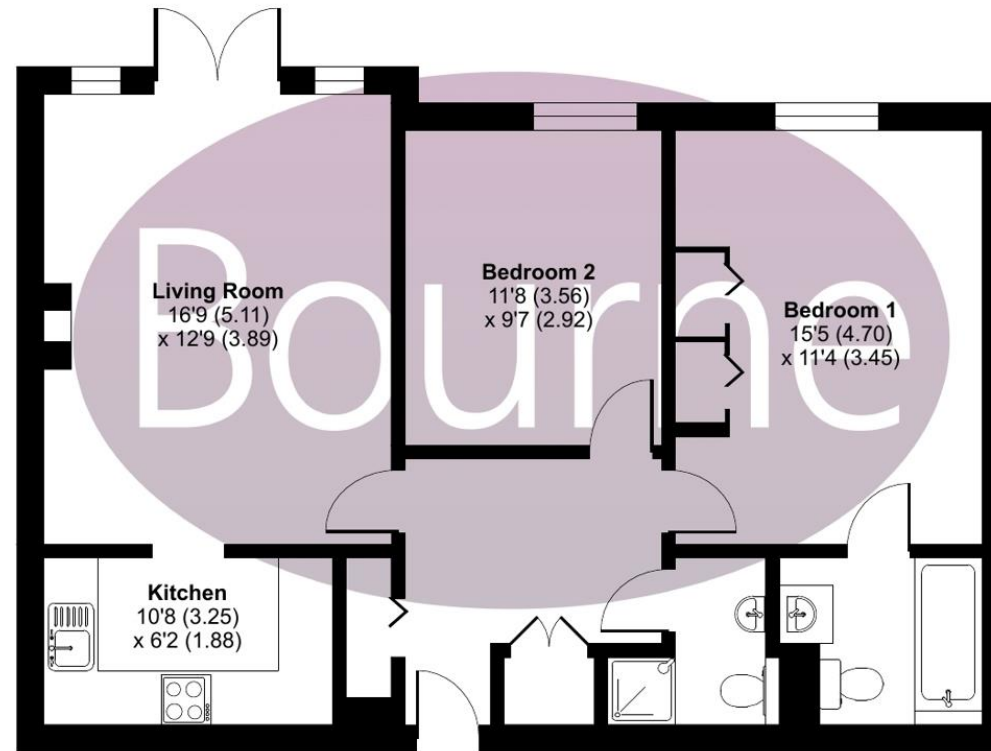


Floorplan

Ashley Gardens, Shalford, Guildford, GU4

Approximate Area = 779 sq ft / 72.4 sq m

For identification only - Not to scale



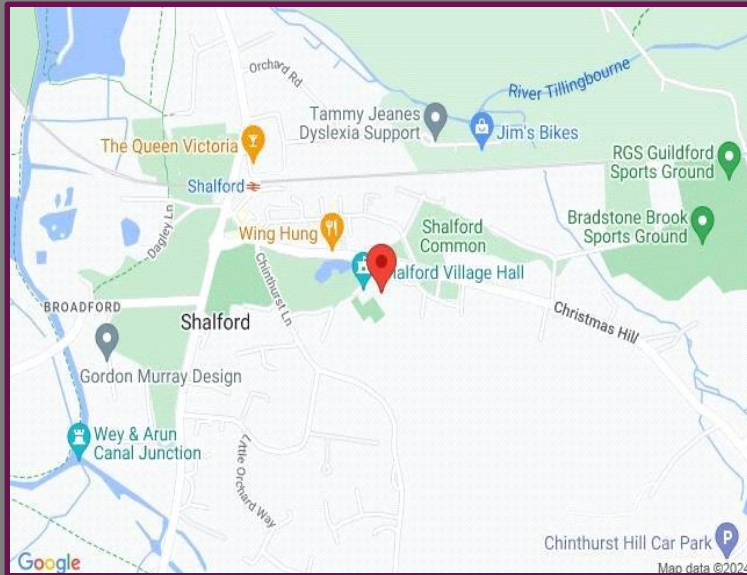
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1083831

Location

Located in the popular village of Shalford, this retirement flat is ideally located close to local shops and the train station and is within just a couple of miles of Guildford town centre.



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