



ESTATE AGENTS



King Edwards Court, Walnut Tree Close, Guildford, Surrey,
GU1 4LG

Offers in excess of £300,000

King Edwards Court, Walnut Tree Close, Guildford, Surrey, GU1 4LG

This one bedroom, second floor apartment is well presented throughout and is accessed via a secure telephone system.

The property comprises a spacious open plan living room/granite kitchen with doors leading to the private balcony, modern fully tiled bathroom with wc and bath with shower over and a double bedroom with built in wardrobes. The property has antico flooring and the kitchen features upgraded appliances and splashback.

The property also benefits from an allocated parking space.

Leasehold:

Pets Allowed: Yes

Service Charges: £709.49 per six months

Service Charge Review Period: Annually

Ground Rent: £137 per six months

Ground Rent Review Period: 31/12/2025

Years Remaining On Lease: 146 years

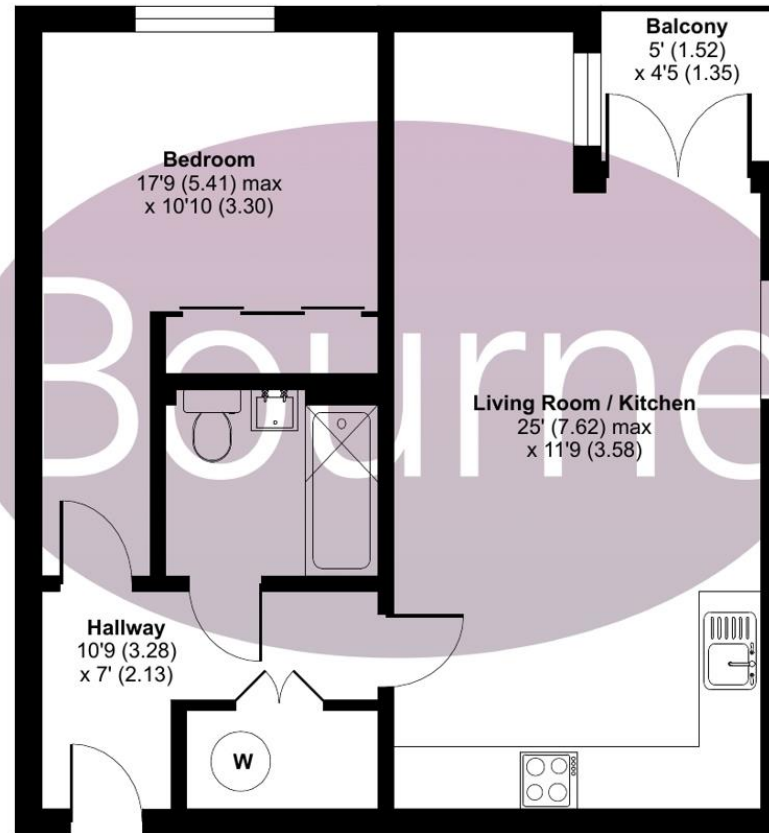
- Second Floor Apartment
- One Bedroom
- Well Presented Throughout
- Modern Kitchen And Bathroom
- Allocated Parking Space
- Balcony
- Central Location
- Council Tax Band: C



Walnut Tree Close, Guildford, GU1

Approximate Area = 547 sq ft / 50.8 sq m

For identification only - Not to scale



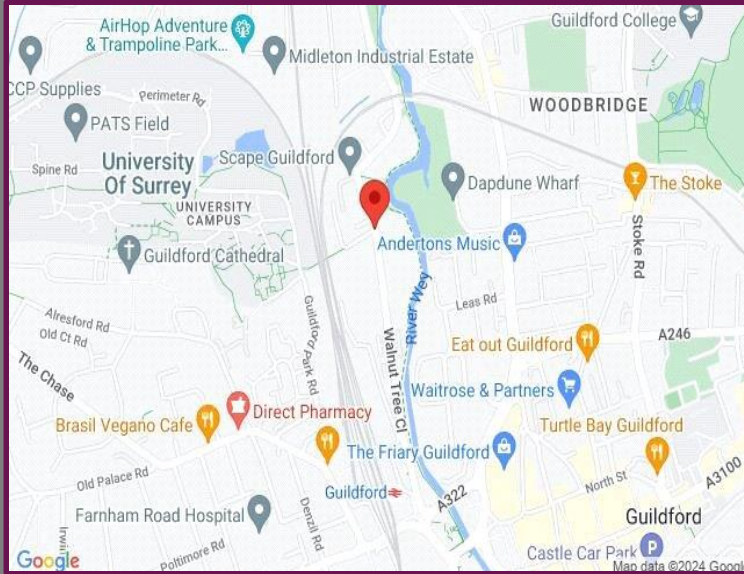
SECOND FLOOR



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: 1106945

Location

King Edwards Court is located on Walnut Tree Close in the heart of Guildford town centre, close to Guildford mainline train station and Guildford High Street.



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