



ESTATE AGENTS



Jordans Close, Guildford, Surrey, GU1 2PA

Asking Price £275,000

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A spacious two bedroom top floor apartment with a balcony in a very convenient location in the popular Boxgrove area of Guildford, within ½ mile of the town centre and the station making it an ideal first time purchase or lettings investment.

As you enter the hallway, you will find access to all rooms. The hallway benefits from built-in storage cupboards. The spacious reception room has a large window overlooking the communal gardens to the rear and a door leading to the private balcony. The kitchen has a range of fitted units with space for appliances and a window to the front.

To the rear of the apartment is a large double bedroom with a window overlooking the balcony and communal gardens, and a further bedroom with a window to front and built-in wardrobe. The bathroom comprises a wc, wash hand basin and bath.

Outside there are well-kept communal grounds with residents' and visitors' car park.

Leasehold

Annual Service Charges: £1660

Service Charge Review Period: Annually

Annual Ground Rent: £150

Ground Rent Review Period: 25 years

Length of Lease: 102 years remaining

- Top Floor Apartment
- Two Bedrooms
- Large Living/Dining Room
- Modern Kitchen
- Balcony
- Communal Gardens
- Popular Location
- Council Tax Band C



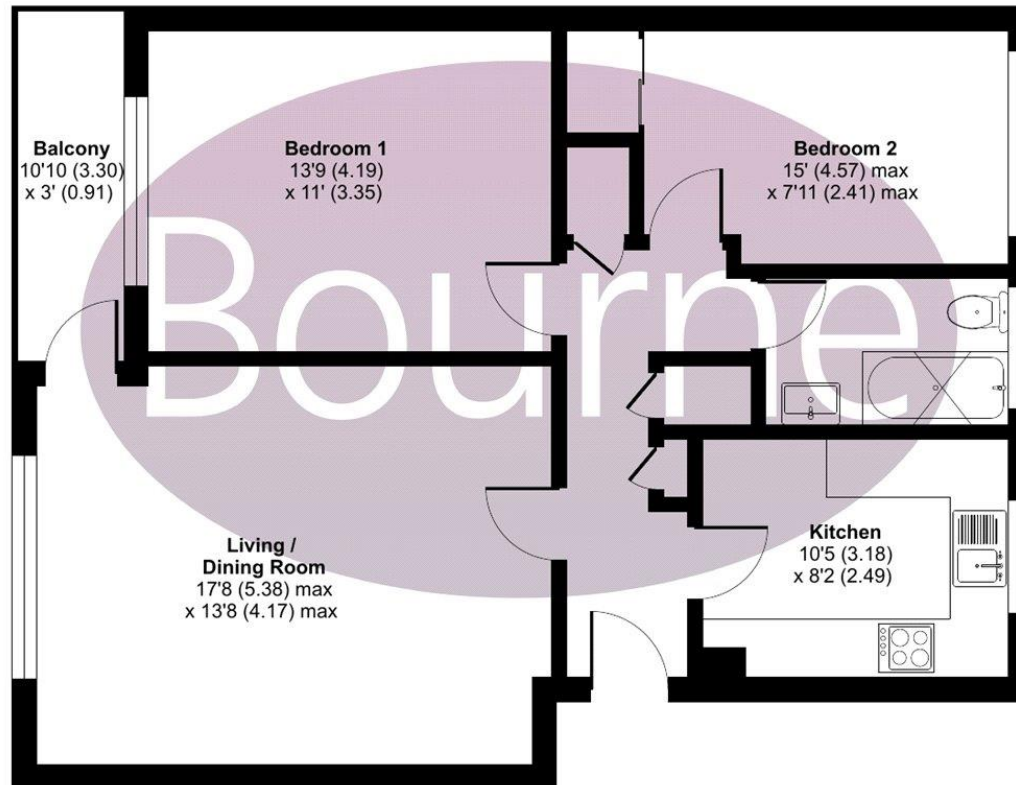
Floorplan



Jordans Close, Guildford, GU1

Approximate Area = 749 sq ft / 69.5 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). © nche.com 2024. Produced for Bourne Estate Agents. REF: 1088270

Location

Jordans Close is a residential cul-de-sac just off Beatty Avenue in the popular Boxgrove area of Guildford and within a mile of the town centre and ½ mile of London Road station, with local shops just around the corner. The A3, which provides access to London, the South Coast and the M25, is close by.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	79
(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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