

Bourne

ESTATE AGENTS



Summersbury Hall, Summersbury Drive, Shalford, Guildford,
GU4 8JJ

Asking Price £280,000

Summersbury Hall, Summersbury Drive, Shalford, Guildford,
GU4 8JJ

This one bedroom, ground floor flat has been completely refurbished and beautifully finished and is located in the popular village of Shalford.

The property comprises an open plan living room/kitchen with a bay window and feature fireplace, double bedroom with built in wardrobes and a modern bathroom comprising wc, wash hand basin and bath with shower over.

Outside, the property benefits from having south facing communal gardens and offers parking spaces at the front of the building. There are also garages available to rent for a nominal charge.

Share Of Freehold

Pets Allowed: No

Annual Service Charges: £2480

Service Charge Review Period: Increased 2023 - first increase in 10 plus years

Annual Ground Rent: £0

Ground Rent Review Period: N/A

Years Remaining On Lease: 972 years

- Ground Floor Flat

- Village Location

- One Bedroom

- Open Plan Living

Room/Kitchen

- Refurbished Throughout

- Communal Gardens

- Council Tax Band C

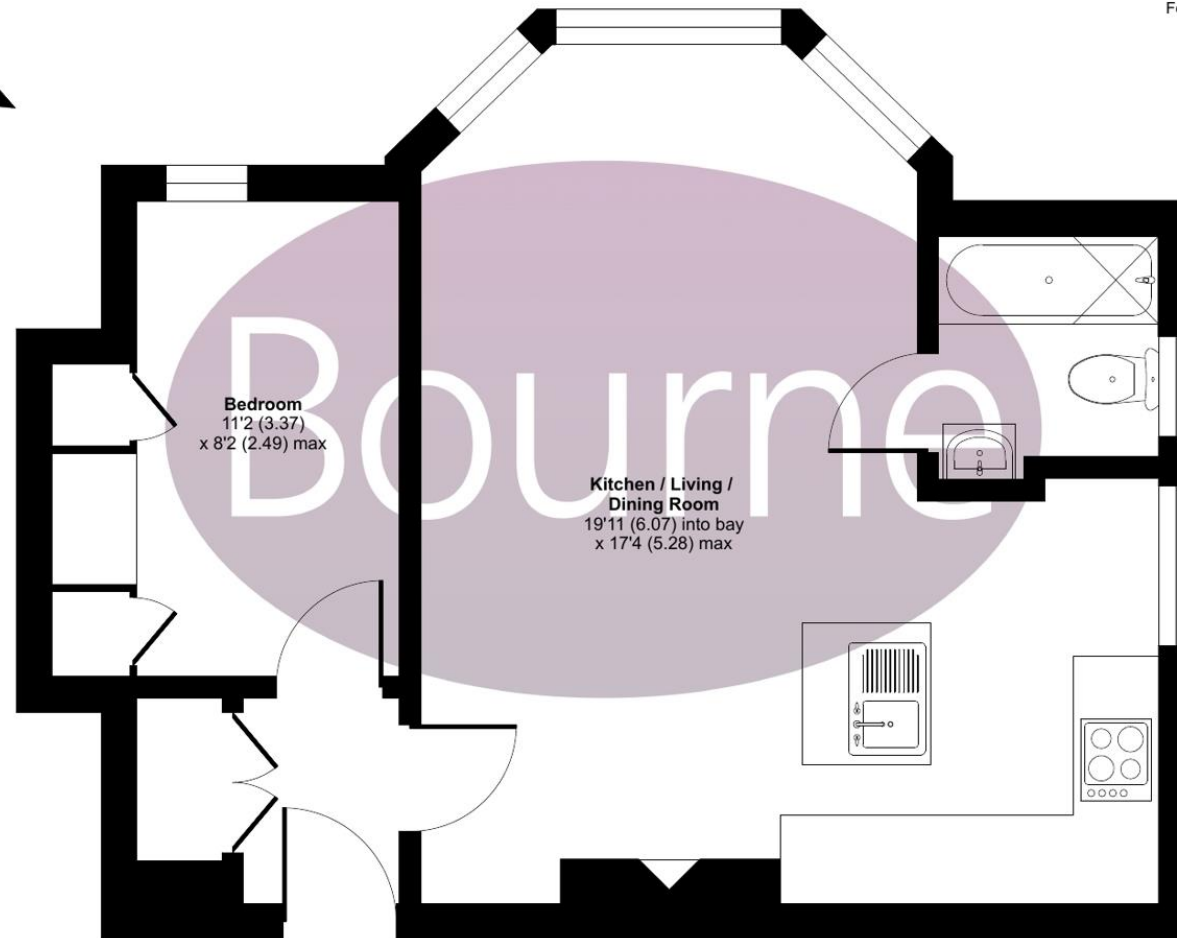


Floorplan

Summersbury Hall, Summersbury Drive, Shalford, GU4

Approximate Area = 440 sq ft / 40.8 sq m

For identification only - Not to scale



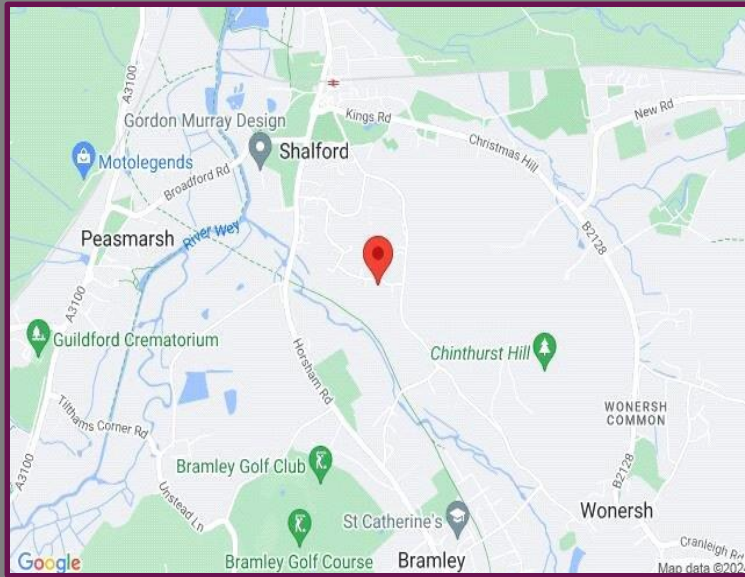
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1096856

Location

The property is situated on Summersbury drive and is within a short walk of the Shalford village centre with local chemist, newsagent, cafe and gift shop as well as the rail station. Guildford town centre is approximately 2 miles away offering a vast array of shops, restaurants, leisure facilities and the mainline station to London with the nearby A3 providing excellent access to London and the south coast.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(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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