



Liongate House, Ladymead, Guildford, Surrey, GU1 1FP

Asking Price £275,000

# Liongate House, Ladymead, Guildford, Surrey, GU1 1FP

This one bedroom, ground floor flat is well presented throughout and is accessed through a secure telephone entry system.

The property comprises a spacious open plan kitchen/living room, a modern bathroom with wc, wash hand basin and bath and a double bedroom.

The property also benefits from an allocated parking space and a new build 10 year guarantee.

Leasehold

Pets allowed: With prior written consent from the landlord.

Annual Service Charges: Estimate for 2024 is £1,909 including payment to sinking fund.

Service Charge Review Period: Annual based on expenditure.

Annual Ground Rent: N/A

Ground Rent Review Period: N/A

Length Of Lease: 125 years from 1 Feb 2022

- Ground Floor Flat
- One Bedroom
- Open Plan Kitchen/Living Room
- Modern Throughout
- Allocated Parking Space
- Council Tax Band: C

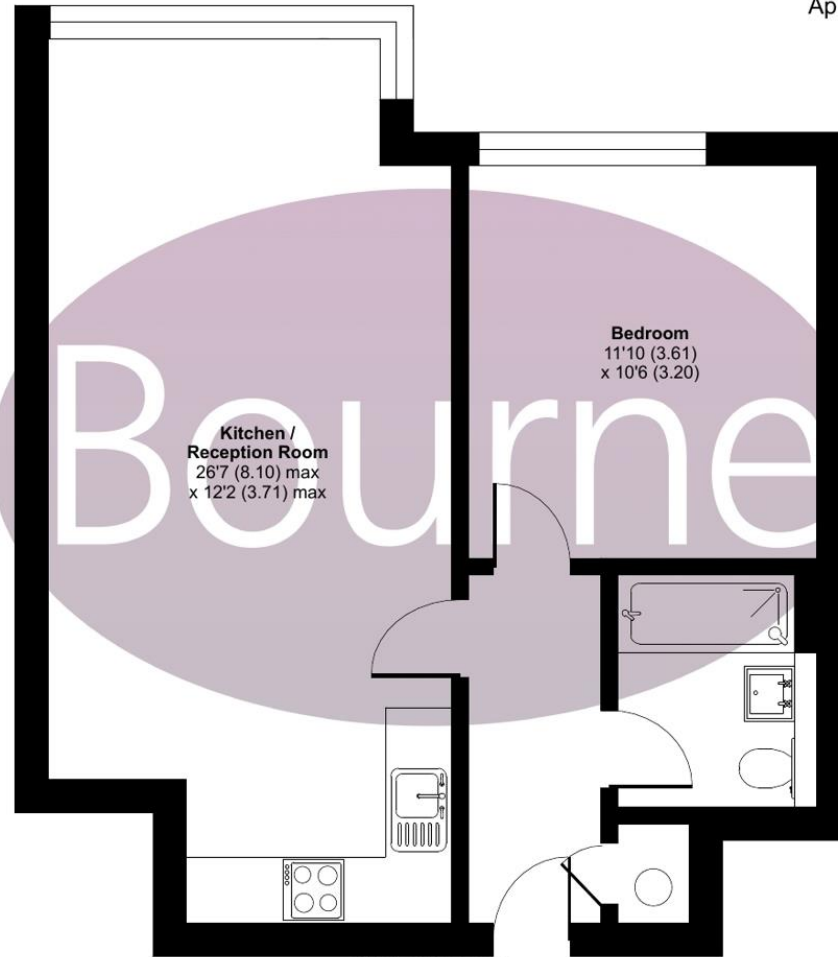


# Floorplan

## Liongate House Ladymead, Guildford, GU1

Approximate Area = 535 sq ft / 49.7 sq m

For identification only - Not to scale



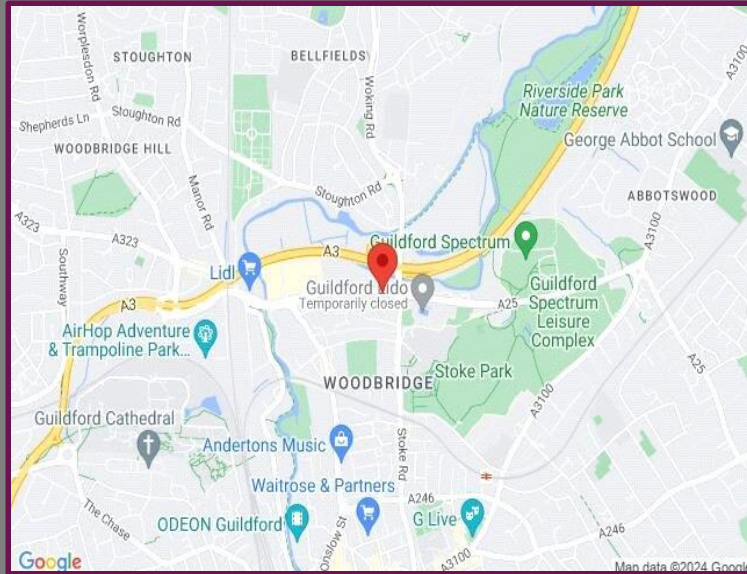
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1cheom 2023. Produced for Bourne Estate Agents. REF: 1103800

# Location

Liongate House is located on Ladymead, close to Ladymead Retail Park and with easy access to the A3. Guildford Town Centre is just over a mile away, with a range of restaurants and shops.



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 69                      | 69        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | 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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