

Bourne

ESTATE AGENTS



Guernsey Close, Guildford, Surrey, GU4 7RE

Offers in excess of £200,000

Guernsey Close, Guildford, Surrey, GU4 7RE

This one bedroom, ground floor maisonette apartment is located in a popular residential area and is offered to the market with no onward chain.

The property comprises a spacious and light reception room, new kitchen, double bedroom, separate storage cupboard in the hall and family bathroom suite with shower over bath.

The property further features an allocated parking space.

Leasehold

Pets Allowed: Yes

Annual Service Charges: N/A

Service Charge Review Period: N/A

Annual Ground Rent: £75 pa

Ground Rent Review Period: To be reviewed in 2048 rising to £100 pa

Years Remaining On Lease: 963 years

- Ground Floor

Maisonette

- One Double Bedroom

- Large Reception Room

- Allocated Parking Space

- Popular Location

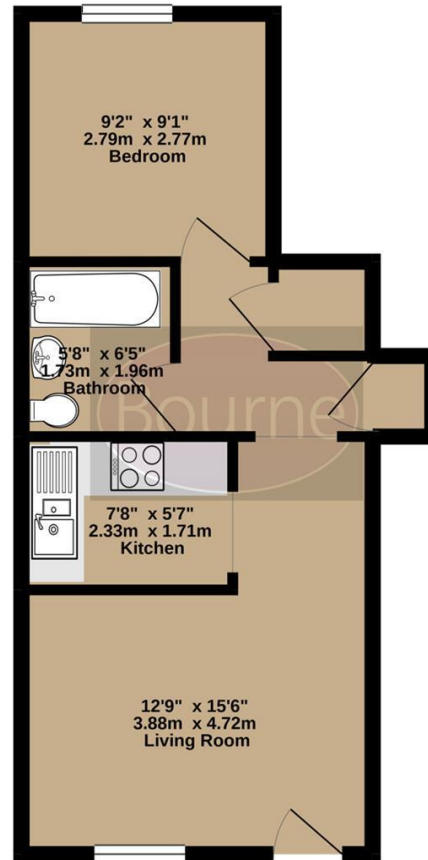
- No Onward Chain

- Council Tax Band: C



Floorplan

GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



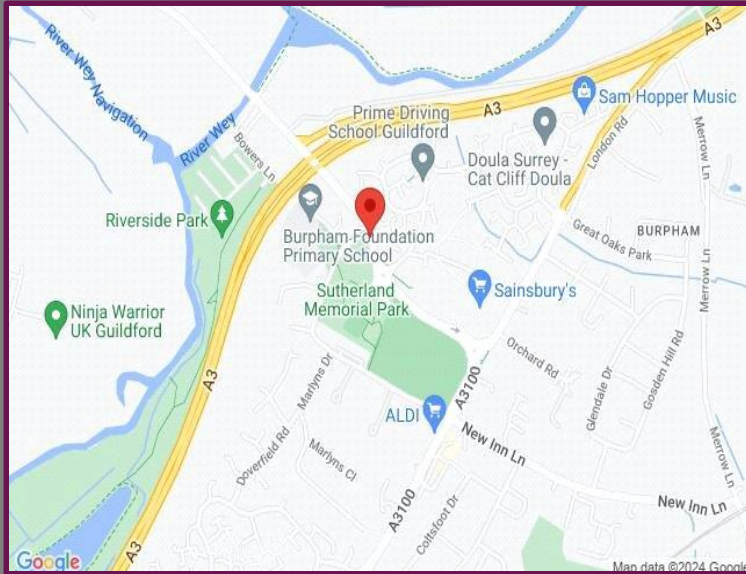
TOTAL FLOOR AREA : 366 sq.ft. (34.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Location

Guernsey Close is located in the popular residential area of Burpham with easy Guildford town centre and A3 access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		57	64
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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