



ESTATE AGENTS



Jolive Court, Rosetrees, Guildford, Surrey, GU1 2HX

Asking Price £340,000

Jolive Court, Rosetrees, Guildford, Surrey, GU1 2HX

This spacious first floor, two bedroom apartment with balcony and garage is situated within a mile of the town centre in one of the most highly desirable residential areas of Guildford.

The main doors lead to the communal hall with stairs to the first floor. The front door opens into the hallway with a storage cupboard to the left set up as the utility cupboard.

The living room/kitchen is bright and spacious as the current owner has knocked through for the open plan aspect. There is ample space for separate seating and dining areas and has doors leading to the private balcony that overlooks the communal gardens. Both bedrooms are of good size, with the second bedroom benefitting from a built-in cupboard. The modern bathroom comprises wc, wash hand basin and shower cubicle.

Externally, the apartment is set within well-kept communal grounds whilst to the rear are the resident's garages.

Leasehold

Pets Allowed: Yes

Annual Service Charges: £1932

Service Charge Review Period: Yearly

Annual Ground Rent: N/A

Ground Rent Review Period: N/A

Years Remaining On Lease: 999 years from September 2023

- First Floor Flat
- Two Bedrooms
- Modern Kitchen And Bathroom
- Open Plan Living Room/Kitchen
- Balcony
- Garage In Block
- Communal Gardens
- Council Tax Band: D

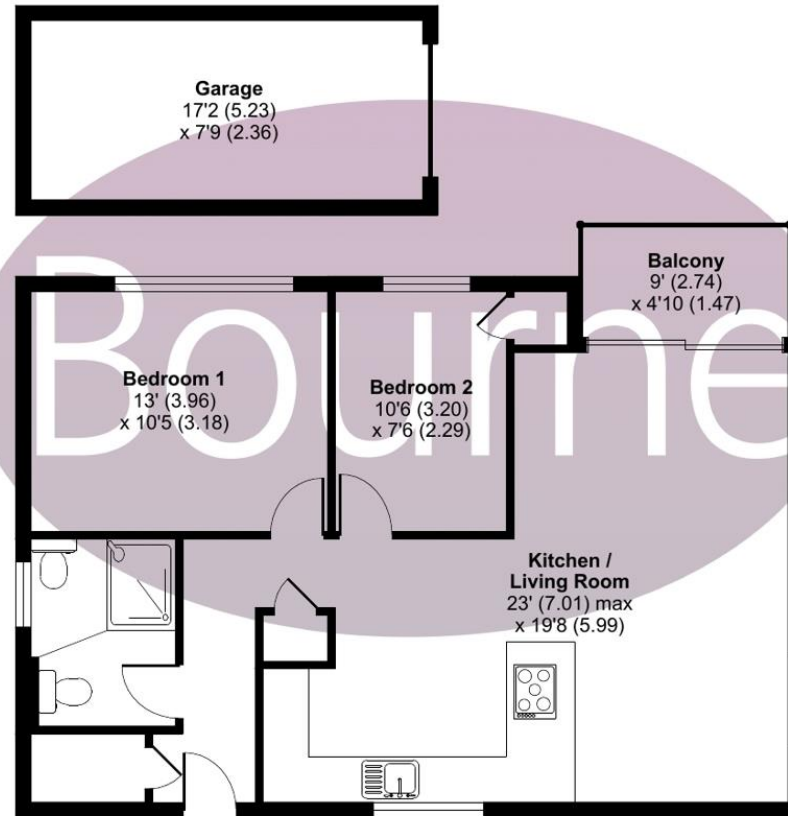


Floorplan

Jolive Court, Rosetrees, Guildford, GU1

Approximate Area = 848 sq ft / 78.8 sq m (includes garage)

For identification only - Not to scale



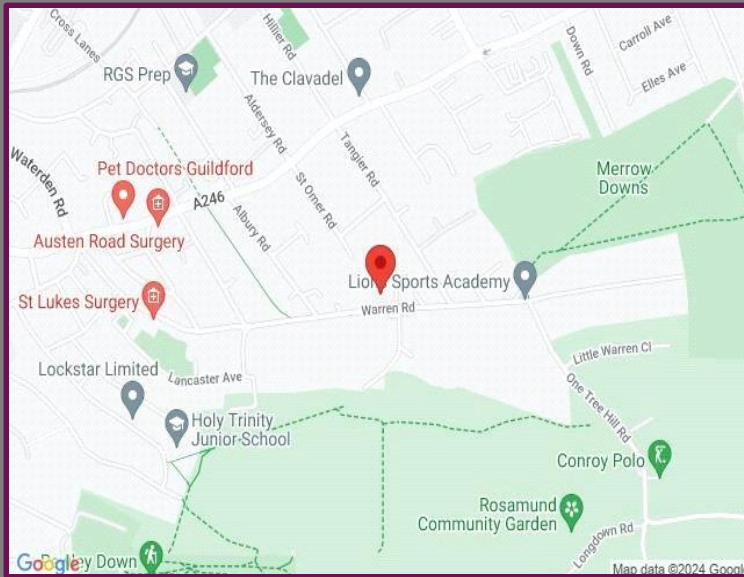
FIRST FLOOR



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: 1108211

Location

Jolive Court is a purpose built block of apartments on the corner of Rosetrees and Warren Road in the highly sought after Charlottetown area of Guildford less than a mile from the High Street and within easy reach of London Road train station.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	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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