



Reeve Court, Tarragon Drive, Guildford, Surrey, GU2 9YS

Asking Price £110,000

# Reeve Court, Tarragon Drive, Guildford, Surrey, GU2 9YS

Upon entering the apartment, you are greeted with a hallway which provides access into the double bedroom with built in storage, modern bathroom, living/dining room which opens to the kitchen, as well as being home to two large storage cupboards.

Reeve Court has been designed to provide independent living with the assistance of a resident scheme manager to take care of day-to-day management issues at the development. Communal benefits include large communal lounge (with regular events and communal kitchenette), communal laundry room and a guest room which is available to book. Finally there is plenty of parking.

Leasehold

Pets Allowed: Yes

Annual Service Charges: £2,760

Service Charge Review Period: Annually

Annual Ground Rent: £100

Ground Rent Review Period: Increases by £50 every 25 years from 1983 until 100 years, then for the residue of said term £250.

Years Remaining on Lease: 88 years

- First Floor Apartment
- Retirement Property For Over 60's
- One Double Bedroom
- Communal Laundry Room
- Communal Lounge
- Communal Guest Room
- Communal Car Park
- No Onward Chain
- Council Tax Band: B

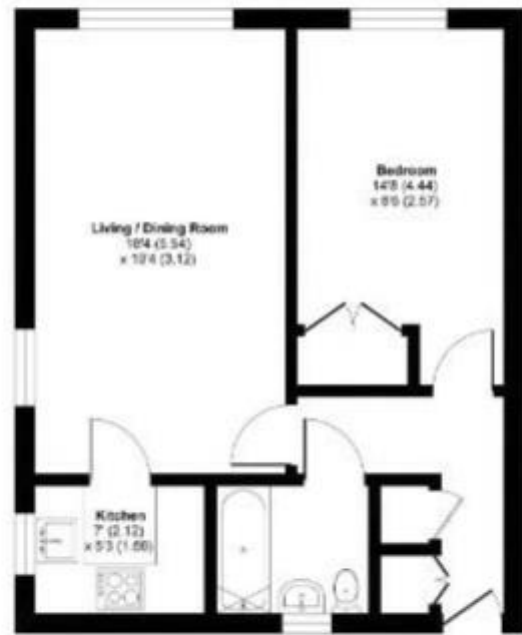


# Floorplan

## Reeve Court, Tarragon Drive, Guildford, GU2

Approximate Area = 466 sq ft / 43.2 sq m

For identification only - Not to scale



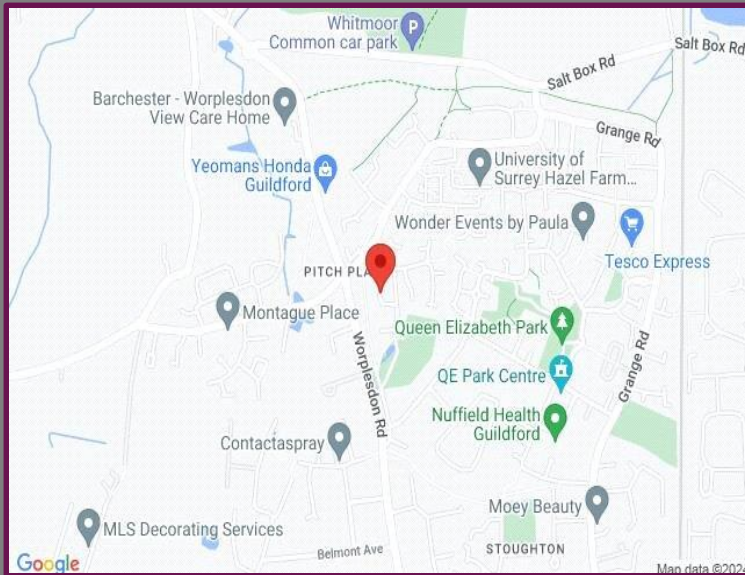
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) Residential - 1st Edition 2020  
Produced for Signature: 30/7/2020

# Location

Within 100m you have a newsagents and bus stop that is served every 15 minutes. Guildford town centre shops and station are approximately 2 miles away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	
(81-91)	B	
(69-80)	C	73
(55-68)	D	
(39-54)	E	42
(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...

GUILDFORD: 5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT

Tel: 01483 458 337 | Email: [guildford@bourneestateagents.com](mailto:guildford@bourneestateagents.com)

Web: [www.Bourneestateagents.com](http://www.Bourneestateagents.com)