



ESTATE AGENTS



High Path Road, Guildford, Surrey, GU1 2QL

Asking Price £275,000

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This one bedroom ground floor flat is well presented throughout and is located in a highly desirable area and benefits from its own private garden.

The property is accessed via a communal entrance. The property comprises a spacious open plan living room/kitchen with a utility cupboard, one double bedroom with a door leading to the private garden and a bathroom with wc, wash hand basin and bath with shower over.

Leasehold

Pets Allowed: Ask consent from freeholder

Annual Service Charges: 19.75% of all communal costs, paid every September.

Service Charge Review Period: N/A

Annual Ground Rent: £150 - paid £75 in March and £75 in September.

Ground Rent Review Period: N/A

Years Remaining on Lease: 115 years

- Ground Floor Flat

- One Bedroom

- Private Garden

- Open Plan Living

Room/Kitchen

- No Onward Chain

- Council Tax Band: A

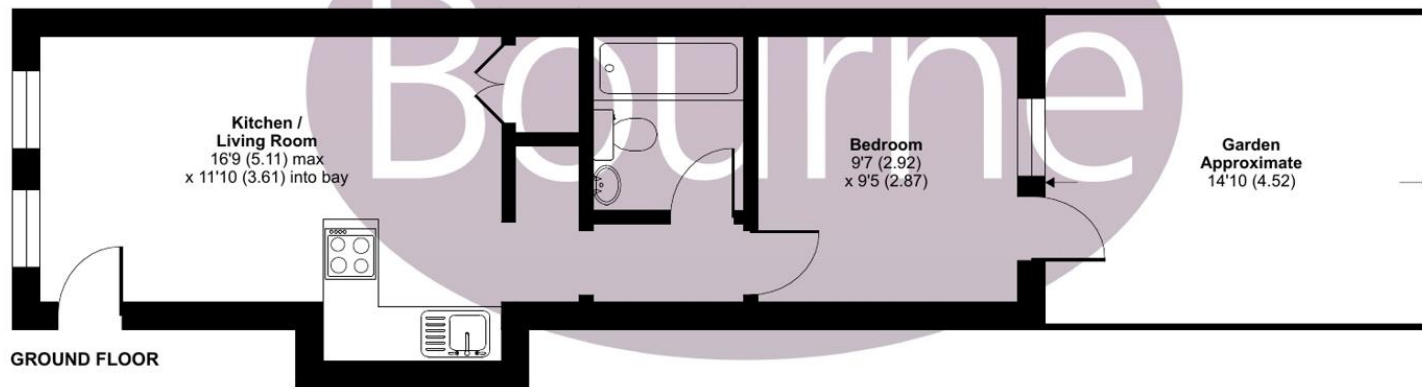


Floorplan

High Path Road, Guildford, GU1

Approximate Area = 358 sq ft / 33.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for Bourne Estate Agents. REF: 1120121

Location

High Path Road is a popular and sought after residential road consisting primarily of Victorian properties and leads to Guildford Golf Club and the Downs. The area is well served by local bus routes, is within a mile of London Road station and is less than 1 ½ miles from Guildford Town Centre.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	67	71
(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...

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

Tel: 01483 458 337 | Email: guildford@bourneestateagents.com

Web: www.Bourneestateagents.com