



ESTATE AGENTS



Abinger Way, Guildford, Surrey, GU4 7NG

Asking Price £230,000

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This one bedroom ground floor maisonette is well presented throughout and is offered to the market with no onward chain.

The property comprises a bright living room with window overlooking the front, kitchen, double bedroom and bathroom.

The property further offers two storage cupboards, an allocated parking space and a private patio to the front.

Leasehold

Pets Allowed: Yes

Annual Service Charges: N/A

Service Charge Review Period: N/A

Annual Ground Rent: £70

Ground Rent Review Period: Every 20 years

Years Remaining on Lease: 999 Years From 1

February 1989 so 964 years left

- Ground Floor Maisonette
- One Double Bedroom
- Allocated Parking Space
- Well Presented
- No Onward Chain
- Long Lease
- Council Tax Band: C



# Floorplan

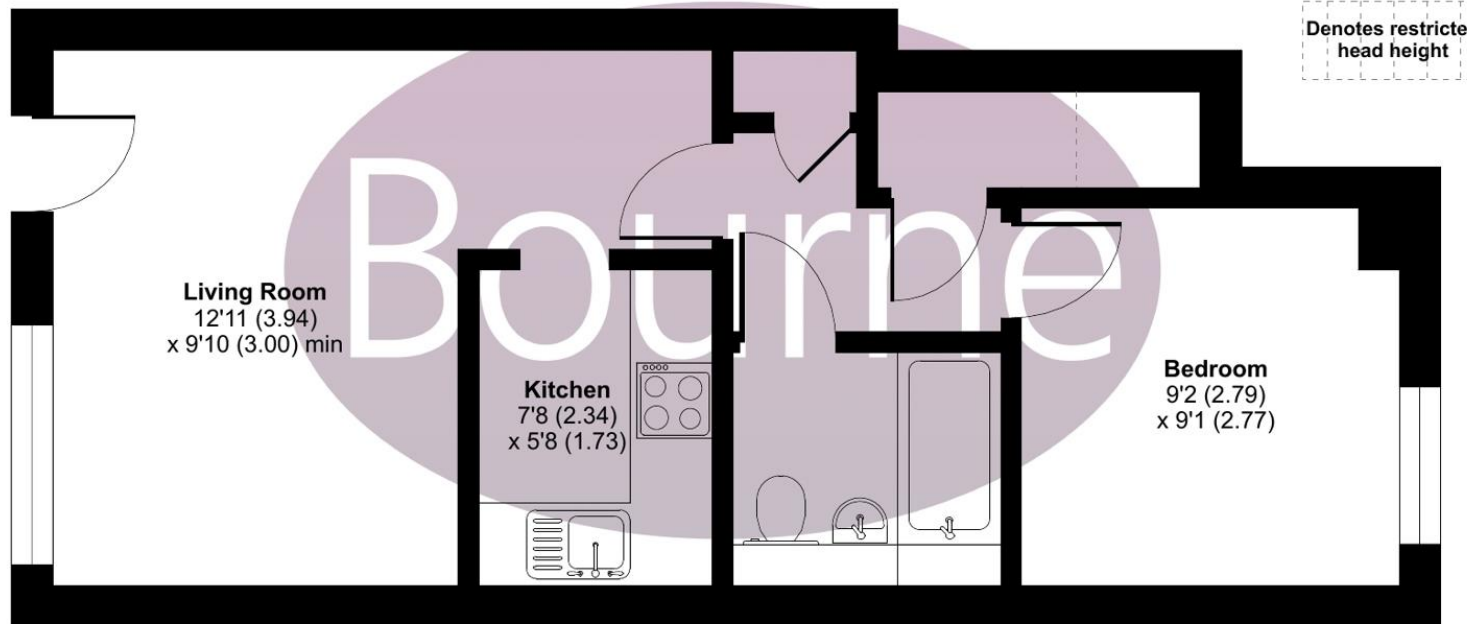
## 9 Abinger Way, Guildford, GU4

Approximate Area = 390 sq ft / 36.2 sq m

Limited Use Area(s) = 7 sq ft / 0.7 sq m

Total = 397 sq ft / 36.9 sq m

For identification only - Not to scale



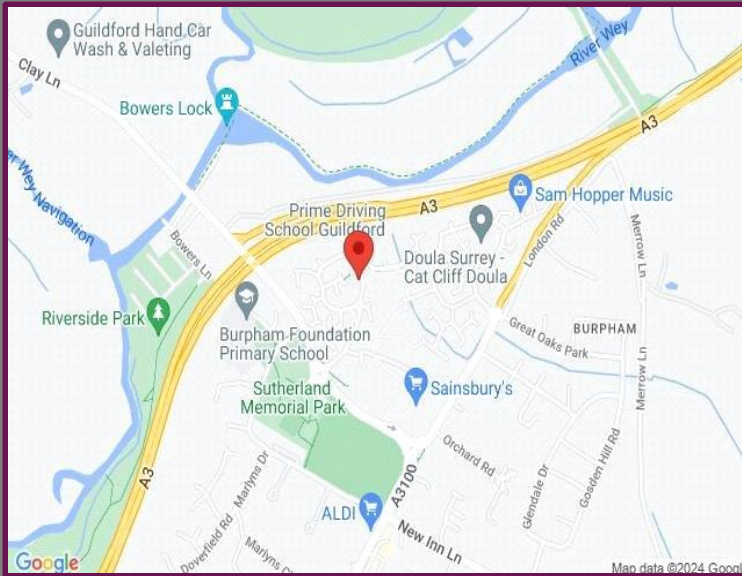
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄che.com 2023. Produced for Bourne Estate Agents. REF: 1119537

# Location

Abinger Way is located in a popular and quiet residential area with easy Guildford town centre and A3 access.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>83</b>
(69-80)	<b>C</b>	<b>78</b>	
(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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