



Ladygrove Drive, Guildford, Surrey, GU4 7FA

Guide Price £215,000

Ladygrove Drive, Guildford, Surrey, GU4 7FA

This well presented first floor flat is located in the popular Burpham area of Guildford.

The property comprises living room, kitchen, one double bedroom with built in wardrobe and a modern bathroom with wc, wash hand basin and bath.

The property benefits from an allocated parking space.

Leasehold

Pets Allowed: No

Annual Service Charges: £1441

Service Charge Review Period: Annually

Annual Ground Rent: £50

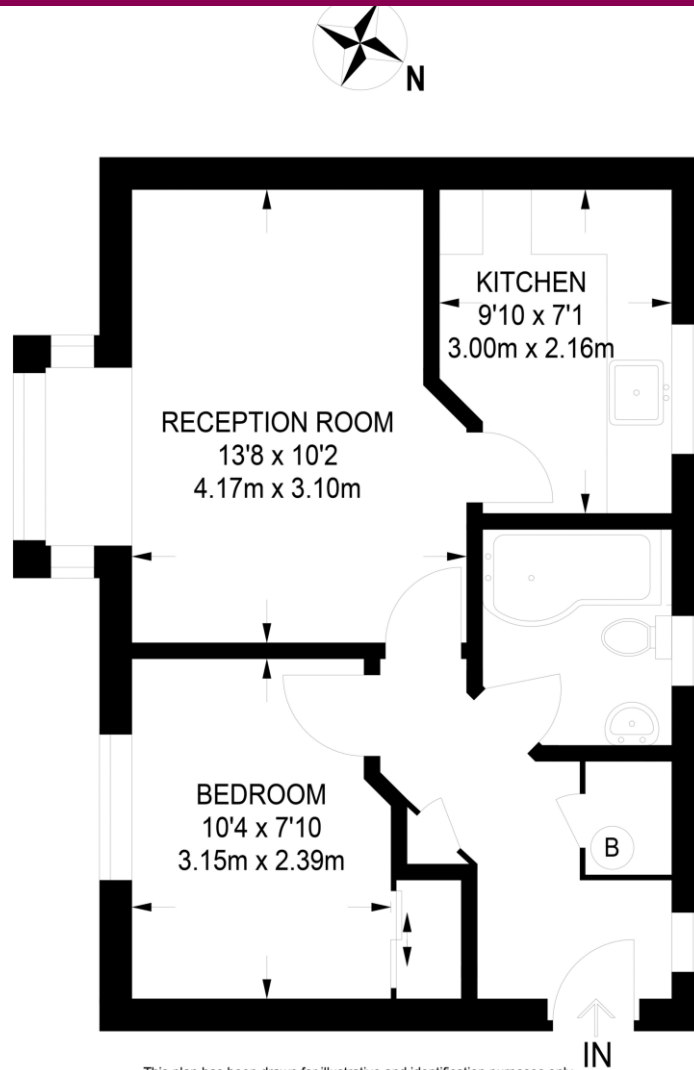
Ground Rent Review Period: N/A

Years Remaining On Lease: 963 years

- First Floor Flat
- One Bedroom
- Living Room
- Kitchen
- Modern Bathroom
- Allocated Parking Space
- Popular Location
- Council Tax Band: C



Floorplan

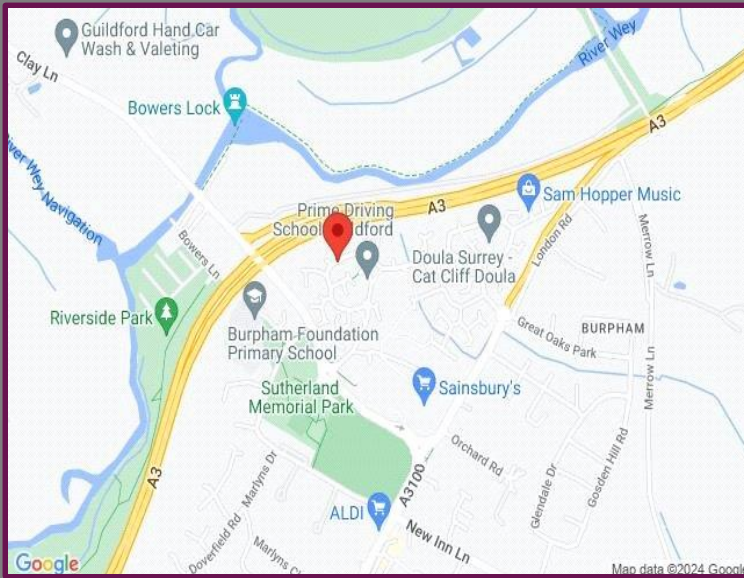


This plan has been drawn for illustrative and identification purposes only.

FIRST FLOOR
420 SQ FT / 39.0 SQ M

Location

Ladygrove Drive is a residential road in the popular Burpham area of Guildford within approximately 1.5 mile of Guildford town centre. Burpham has its own local shops and a Sainsbury's supermarket as well as local parks. The A3 provides road links to the M25, London and the South Coast is within approximately $\frac{3}{4}$ of a mile.



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		
England, Scotland & Wales	66	79
	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@bournestateagents.com

Web: www.Bourneestateagents.com