



ESTATE AGENTS



St. Margarets, London Road, Guildford, Surrey, GU1 1TL

Asking Price £398,000

St. Margarets, London Road, Guildford, Surrey, GU1 1TL

This two bedroom, top floor flat is well presented and benefits from having a garage and off street parking and offers views of Stoke Park.

The property comprises an open plan dining/living room/kitchen, two bedrooms, bathroom and study. The open plan living space is spacious and features windows either side providing plenty of natural light. The main bedroom is of very good size and features a built in wardrobe, with the second bedroom also benefitting from a built in wardrobe. The bathroom comprises wc, wash hand basin and bath with shower over.

The property also benefits from communal gardens and a garage with power.

Leasehold

Pets Allowed: Yes

Annual Service Charges: £1622

Service Charge Review Period: July 2024

Ground Rent: £0

Ground Rent Review Period: N/A

Years Remaining On Lease: 937 years

- Top Floor Flat
- Well Presented
- Two Bedrooms
- Study
- Large Loft
- Garage
- Council Tax Band D



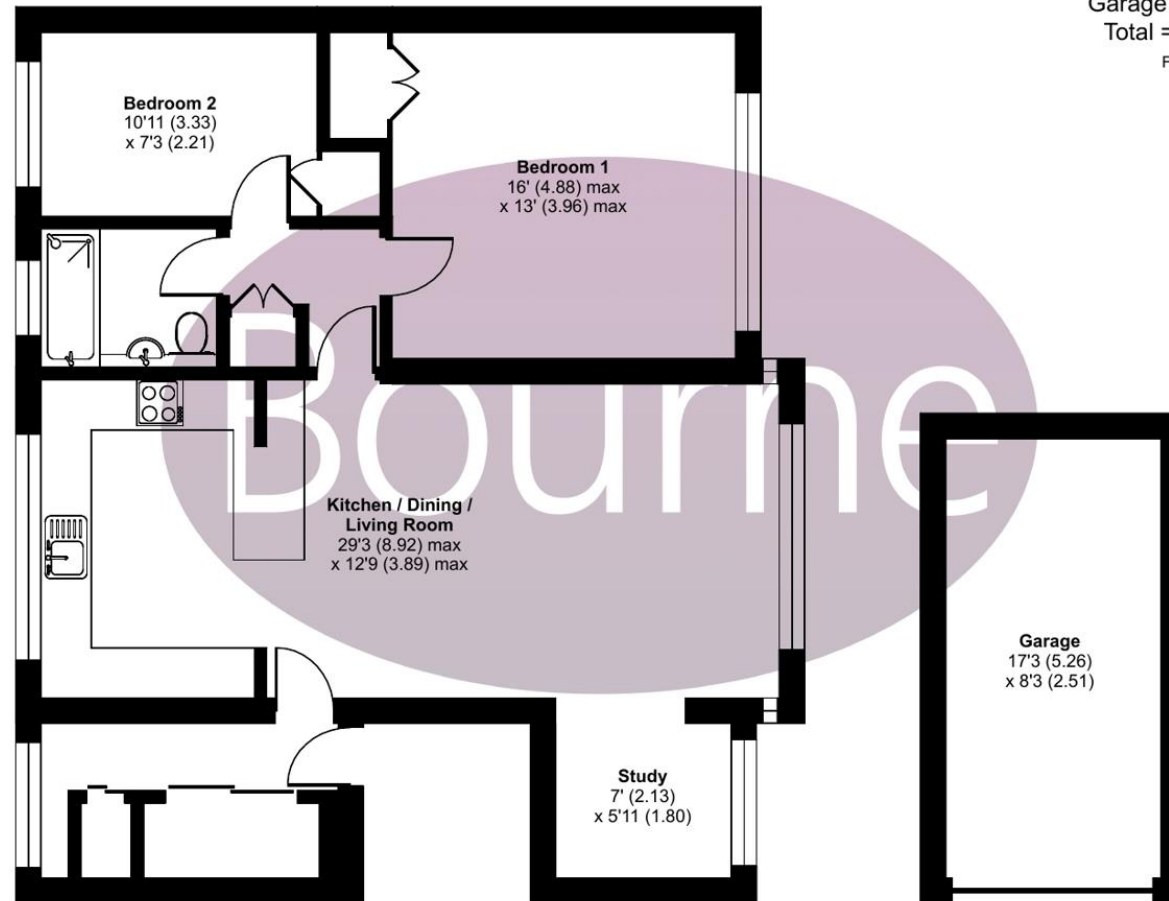
London Road, Guildford, GU1

Approximate Area = 888 sq ft / 82.5 sq m

Garage = 150 sq ft / 13.9 sq m

Total = 1038 sq ft / 96.4 sq m

For identification only - Not to scale



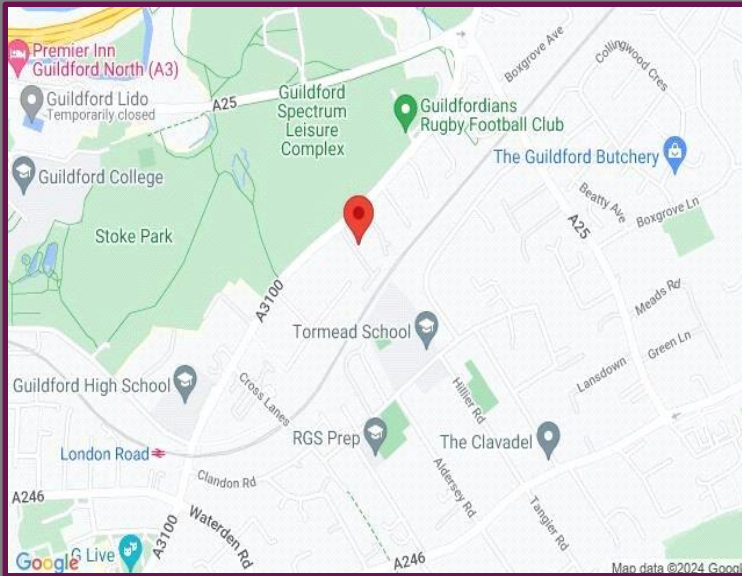
SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n̄cheom 2024. Produced for Bourne Estate Agents. REF: 1096331

Location

St. Margarets is located on London Road, within a short distance of London Road train station and Guildford Town Centre with a range of shops and restaurants.



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	40	
(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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