



Nugent Court, North Road, Guildford, Surrey, GU2 9NB

Asking Price £250,000

# Nugent Court, North Road, Guildford, Surrey, GU2 9NB

This well presented first floor flat has recently been redecorated and is located in the popular Stoughton area of Guildford.

The property comprises spacious reception room with two windows allowing in plenty of natural light, kitchen, two bedrooms, bathroom with wash hand basin and bath and separate wc.

The property further benefits from a designated covered parking space under building, visitor space to the rear and communal gardens.

Leasehold

Pets Allowed: Yes

Annual Service Charges: £960

Service Charge Review Period: Annually in September

Annual Ground Rent: £100

Ground Rent Review Period: N/A

Years Remaining on Lease: Approximately 148 years

- First Floor Flat
- Two Bedrooms
- Spacious Reception Room
- Recently Redecorated
- Covered Parking Space
- Communal Gardens
- Council Tax Band: C

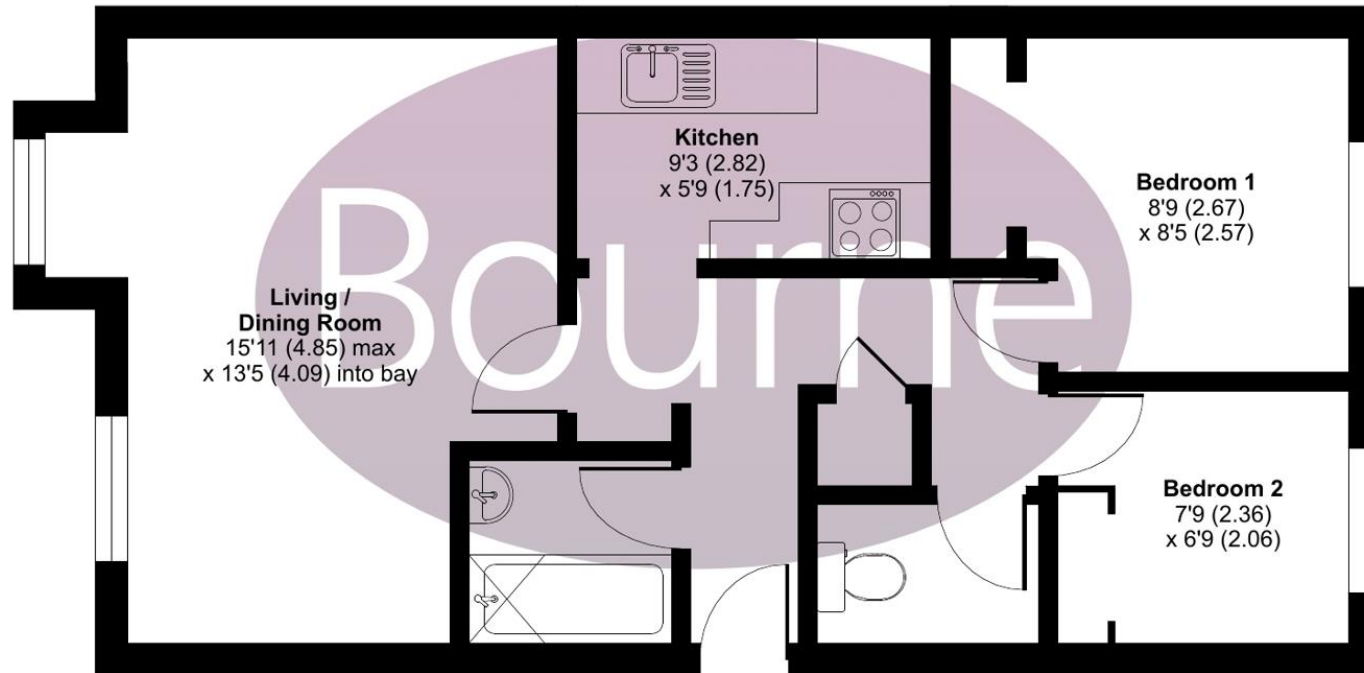


# Floorplan

## Nugent Court North Road, Guildford, GU2

Approximate Area = 523 sq ft / 48.6 sq m

For identification only - Not to scale



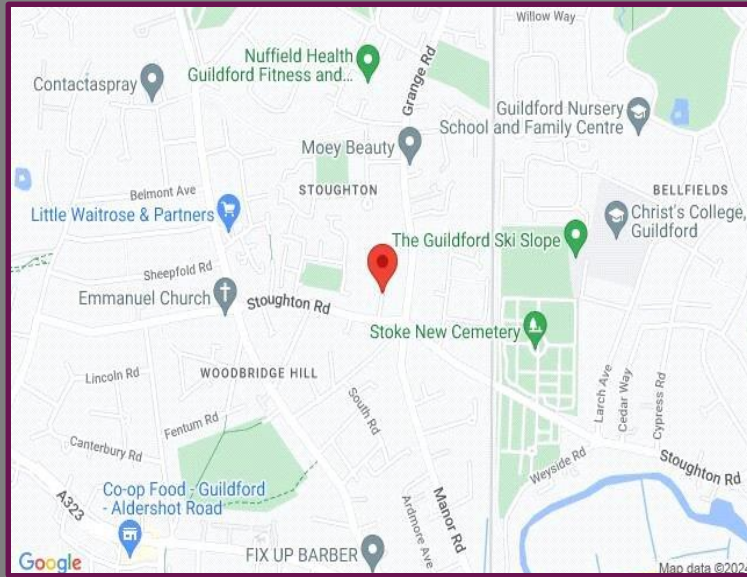
FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nche.com 2023. Produced for Bourne Estate Agents. REF: 1150033

# Location

Nugent Court is situated on North Road situated just off Stoughton Road and less than 1.3 miles from Guildford Station and town centre with its vast array of shops and restaurants. The A3 gives access to the South Coast and London with links to the M25 is within approximately ½ mile.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	71
(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...

**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)