



ESTATE AGENTS



Liongate House, Ladymead, Guildford, Surrey, GU1 1FP

Asking Price £450,000

Liongate House, Ladymead, Guildford, Surrey, GU1 1FP

This two bedroom, second floor flat is one of the largest in the complex and offers modern living and two allocated parking spaces, one of which has an EV charger. The development is accessed via a secure telephone entry system.

The property comprises a spacious hallway, bright open plan living area/kitchen, two good sized bedrooms, bathroom and en-suite shower room to main bedroom. The property also has a balcony.

Tenure: Leasehold

Pets Allowed: Yes

Annual Service Charges: Approx. £2500

Service Charge Review Period: March

Annual Ground Rent: £0

Ground Rent Review Period: N/A

Length of Lease: 125 years from 1 February 2022

- Second Floor Flat
- Two Bedrooms
- Bathroom And En-Suite Shower Room
- Balcony
- Two Allocated Parking Spaces, One With EV Charging Point
- Well Presented Throughout
- Dedicated Space For Bicycles
- Council Tax Band: D



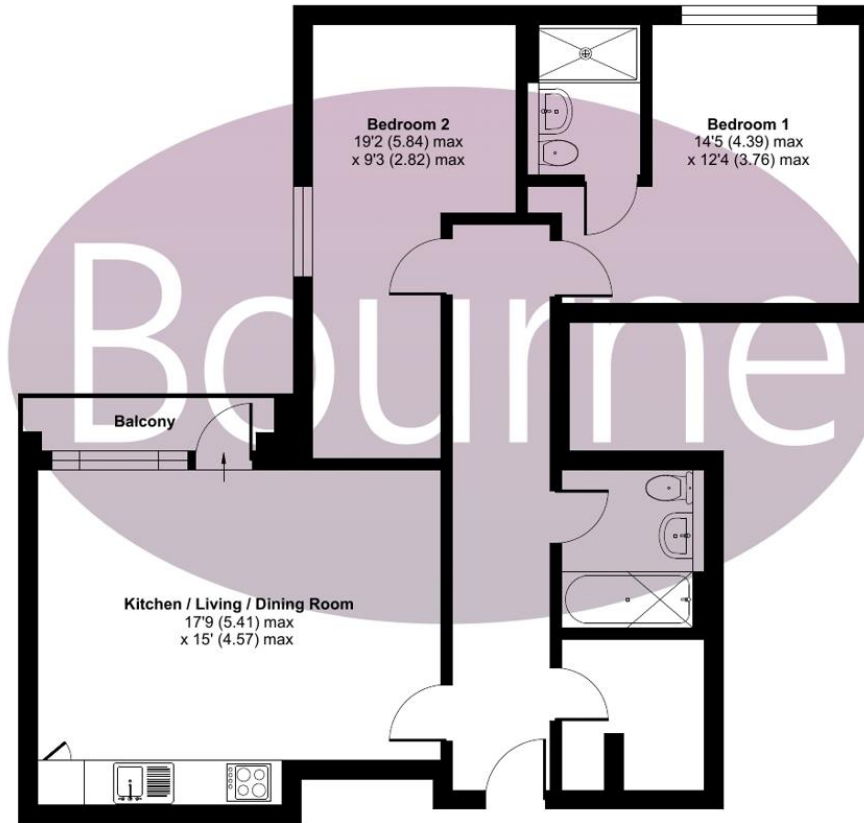
Floorplan



Ladymead, Guildford, GU1

Approximate Area = 790 sq ft / 73.3 sq m

For identification only - Not to scale



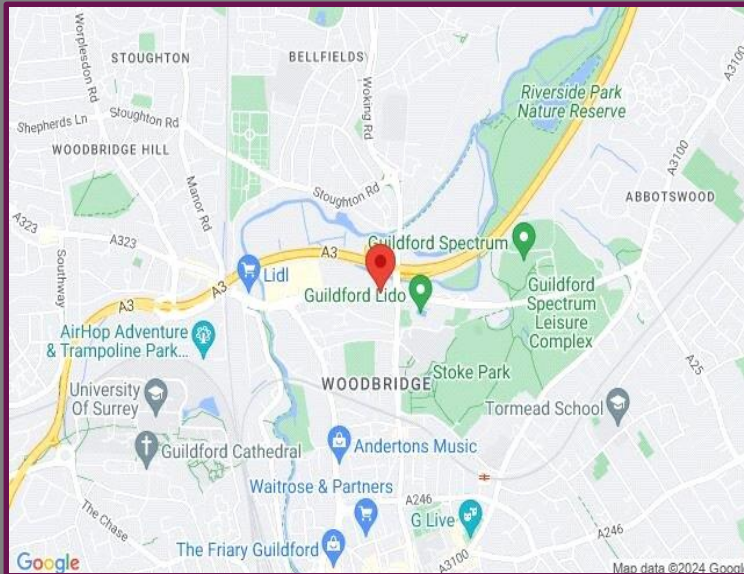
SECOND FLOOR



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: 1155264

Location

Liongate House is located on Ladymead, close to Ladymead Retail Park and M&S foodhall, other convenient stores and cafe and with easy access to the A3. Guildford Town Centre is just over a mile away, with a range of restaurants and shops.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(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