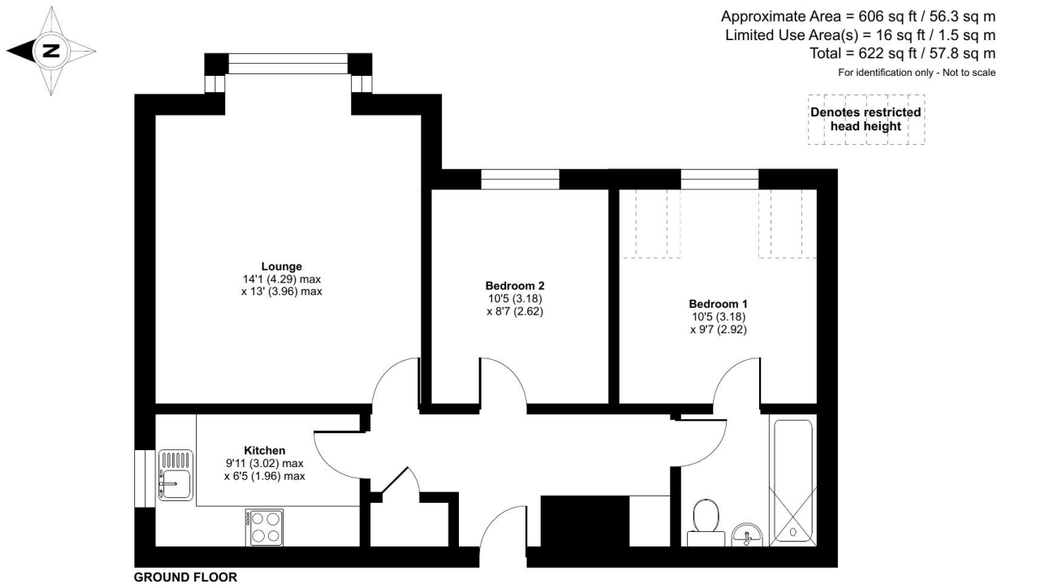
Floorplan

Burnham Gate, Stoke Road, Guildford, GU1

Approximate Area = 606 sq ft / 56.3 sq m
Limited Use Area(s) = 16 sq ft / 1.5 sq m
Total = 622 sq ft / 57.8 sq m
For identification only - Not to scale



GROUND FLOOR

RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022.
Produced for Seymours Estate Agents. REF: 877091



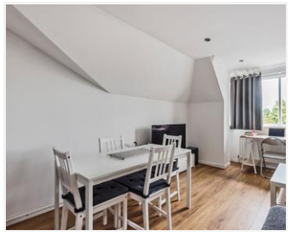




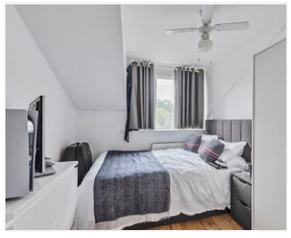
Seymours











13 Burnham Gate
Stoke Road, Guildford, Surrey, GU1 1BW

£279,995 Asking Price

Guildford office 6 London Road, Guildford, Surrey, GU1 2AF
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Property details

- 2 bedrooms
- 1 bathroom
- EPC Rating C
- 606 sq. ft
- London Road (Guildford) 0.33 miles

- Second Floor
- Two Bedrooms
- Kitchen
- Bathroom
- Gated Development
- Parking
- Communal Grounds
- Lease 125 years from 1 May 1996
- Annual Ground Rent £100.00
- Annual Service Charge £1700.00

Spacious second floor two-bedroom apartment, in a purpose-built modern development, located close to Guildford Town centre and commuter links. The gated development has parking for residents and visitors, well-maintained communal grounds and internal areas with stairs to all floors.

Immaculately presented with wooden flooring and downlighters throughout, a perfect apartment as a first-time buy for those that appreciate the benefit of living within the town and all it has to offer or buy to let purchase. A neat hallway gives access to all rooms and there is a useful storage cupboard. The generous reception room has ample room for soft furnishing as well as a dining table and chairs. The kitchen is light and bright with a range of sleek white base and eye-level units, an integral oven, hob and extractor hood, there is space under for all of the essential appliances and plenty of worktop space.

There are two double bedrooms, bedroom one the larger also has fitted wardrobes with hanging and storage space. The part-tiled bathroom has a smart white suite comprising, a bath with shower over sink, and W/C.

Location
Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The Yvonne Arnaud Theatre and G Live, as well as excellent shopping opportunities and a variety of restaurants and bars. The town is situated close to the Surrey Hills Area of Outstanding Natural Beauty for walking, taking in views over the town, the Surrey countryside and the London skyline

Transport Links
London Road (Guildford) 0.33 miles
Guildford 0.59 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold

Viewings
Starting from – by appointment only
01483 576833 / sales@seymours-guildford.co.uk



A stunning apartment for anyone appreciating the benefits of town-centre living.





A perfect first-time buy or buy-to-let investment.

