Seymours











59 Eaton Court
Guildford

£295,000 Guide Price

Arrange a viewing: 01483 300667

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 811 sq. ft

- Leasehold, 931 years remaining
- First-floor apartment
- No onward chain
- Generous bedrooms
- Study
- Dining room
- Communal gardens
- Garage in a nearby block
- Ultrafast broadband available







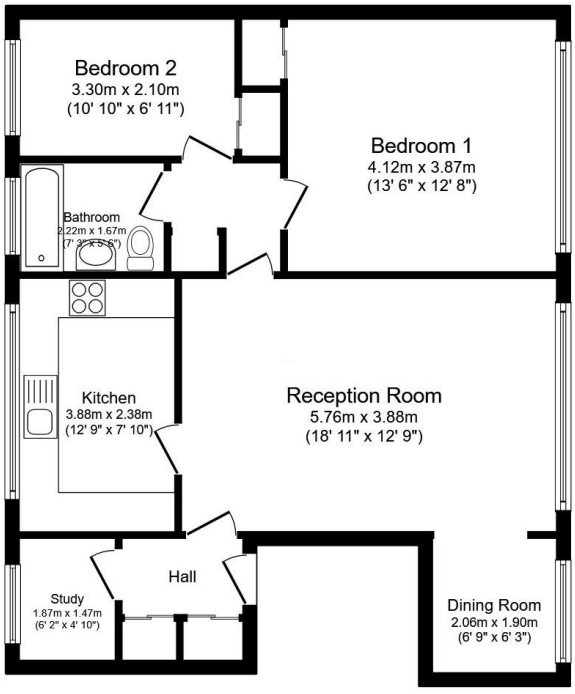
Situated within a popular residential development in Boxgrove, this two-bedroom first floor apartment offers an excellent opportunity for buyers looking to modernise and create a home to their own taste. Set within well-maintained communal grounds, the property enjoys a pleasant setting and benefits from plenty of natural light throughout and has the added benefit of a garage in a nearby block.

The accommodation comprises an entrance hall leading to a spacious reception room, which provides ample space for both relaxing and entertaining. There is a separate dining area, offering further versatility, while the fitted kitchen features a range of wall and base units with space for appliances.

The property further benefits from two bedrooms, including a generous principal bedroom and a second bedroom, together with a separate study which could be utilised as a home office or additional storage space. A family bathroom completes the accommodation.

The apartment offers considerable potential and represents an ideal opportunity for first-time buyers, downsizers or investors alike.

Situated within Eaton Court, a purpose-built development set in well-maintained communal grounds, the property is approximately one mile east of Guildford town centre, offering a range of shopping and leisure facilities and two stations serving London Waterloo. London Road Station is within a level walking distance, with an excellent selection of local schools nearby. The Spectrum Leisure Centre, Sainsbury's, Aldi and local shops are also within walking distance. The property further benefits from easy access to the A3 northbound at Burpham, with the M25 interchange approximately 10 minutes away.



Floor Plan

Total floor area: 75.4 sq.m. (811 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

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