Seymours











22 West Court
Burpham

£99,999 Guide Price

Arrange a viewing: 01483 300667

Property details

2 bedrooms

1 bath

EPC Rating C

A newly-decorated two-bedroom first-floor retirement apartment benefitting from a modern kitchen with integrated appliances, good-sized living room and a fitted bathroom. West Court is designed for the over 60's and provides lift access with safe and secure living, and is conveniently located for local shops and bus services.

- Two-bedroom retirement property
- Good-sized living room
- Modern fitted kitchen
- Bathroom
- Communal gardens
- Close to local shops and amenities
- No-onward chain – subject to Probate

The apartment is accessed via the lift to the first-floor with a door into the hallway with useful storage cupboard which contains a washing machine/dryer. The good-sized living room has a feature fireplace and offers space for a dining table as well as relaxed seating. This room is semi-open-plan to the kitchen which is fully-tiled and fitted with a range of light-wood effect eye and base level units comprising an integrated oven, microwave, hob and fridge/freezer. There are two bedrooms, both with the benefit of fitted wardrobes. The bathroom comprises a bath with shower over, wash hand basin with vanity unit and WC. Residents have access to communal gardens, and there is plenty of parking on site.

West Court is a purpose-built development of retirement apartments, managed by First Port Retirement Property Services, situated in the centre of Burpham Village within easy reach of local shops, doctor's surgery, dentists and Sutherland Memorial Park. The development has a resident house manager with 24-hour emergency response service activated by pull-cords in each of the rooms. There is also use of a residents' communal lounge, laundry room and well-maintained gardens.

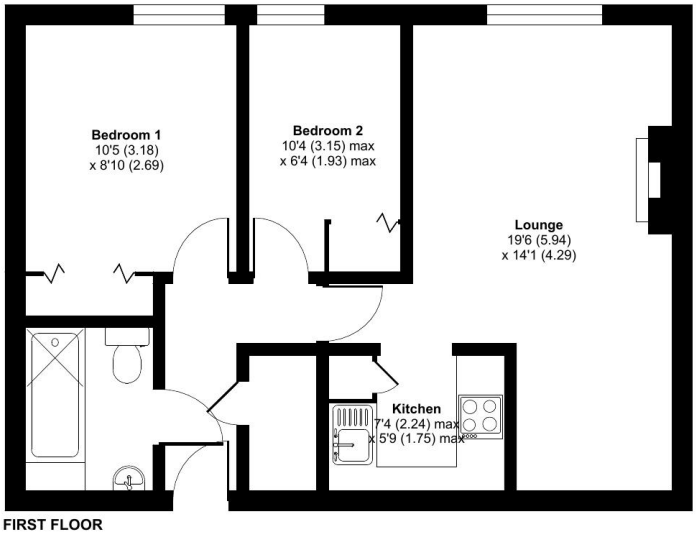
Lease: 125 years from July 1988 **Ground rent:** £608.04 PA
Service charge: £6000 PA (Approx – TBC) (Figures provided Oct 2023)



West Court, Burpham Lane, Guildford, GU4

Approximate Area = 526 sq ft / 48.9 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). ©nichecom 2022. Produced for Seymours Estate Agents. REF: 859311

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

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