Seymours











21 West Court
Burpham Lane, Guildford

£95,000 Guide Price

Arrange a viewing: 01483 300667

Property details

2 bedrooms
1 bathroom
EPC Rating C
London Road (Guildford) 1.53 miles

- Two-bedroom retirement property
- Good-sized living room
- Kitchen
- Bathroom
- Communal gardens
- Close to local shops and amenities
- No-onward chain

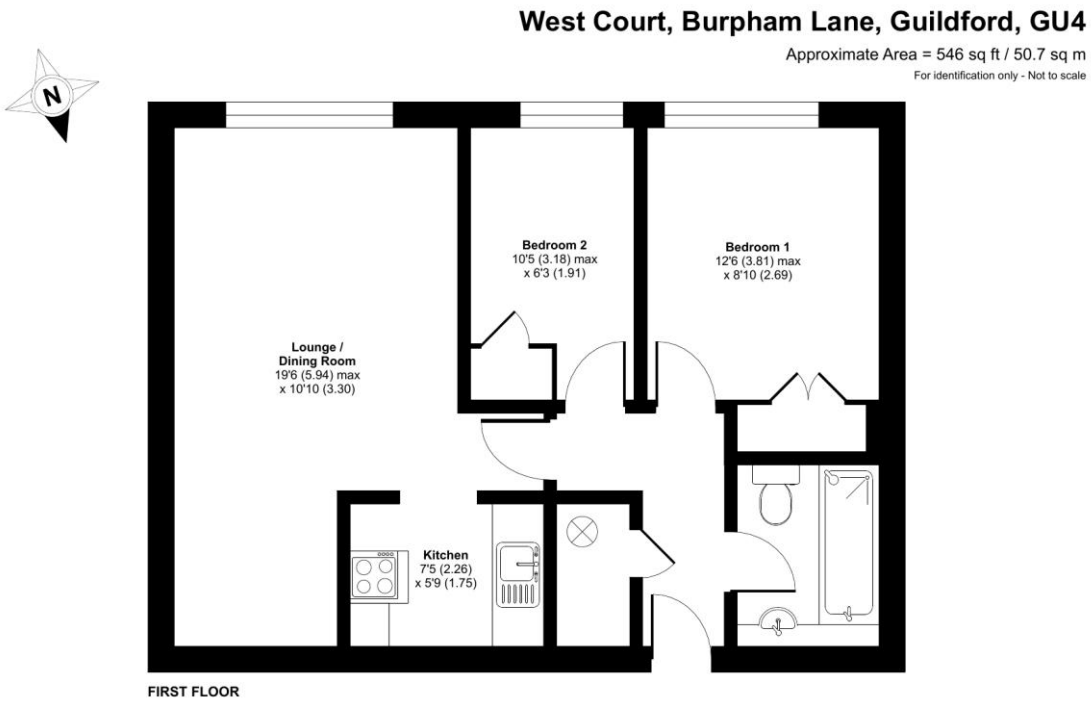
A newly-decorated two-bedroom first-floor retirement apartment benefitting from a good-sized living/dining room, fitted kitchen and a fitted bathroom. West Court is designed for the over 60's and provides lift access with safe and secure living, and is conveniently located for local shops and bus services.

The apartment is accessed via the lift to the first-floor with a door into the hallway with useful storage cupboard with plumbing for a washing machine. 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 wood-effect eye and base level units and includes a cooker and fridge/freezer. There are two bedrooms, both with the benefit of fitted wardrobes and a bathroom comprising a bath with shower over, wash hand basin set into a vanity 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 - 91 years to run (04/07/1988)
Ground rent - £608.04 per annum
Service charge - £4200 (approx) per annum (figures provided Mar 2023)



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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