Seymours











22 The Shimmings
Boxgrove Road, Guildford, Surrey, GU1 2NG

£425,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 3 bedrooms
- 1 bath
- EPC Rating B
- 1267 sq. ft
- Guildford 1.4 miles
- Three bedrooms
- First floor apartment
- Modern
- Utility room
- Study
- Within easy reach of Guildford Town Centre
- Excellent transport links
- Share of freehold

A bright and spacious three bedroom, first floor purpose built apartment, benefits from residential parking and well-maintained communal grounds. Situated close to Stoke Park and within easy reach of Guildford Town Centre, offering a wide range of amenities and excellent transport links.

The property comprises a generous sized open plan lounge and modern fully fitted kitchen with integrated oven and hob, and fridge freezer, study, three double bedrooms and modern bathroom.

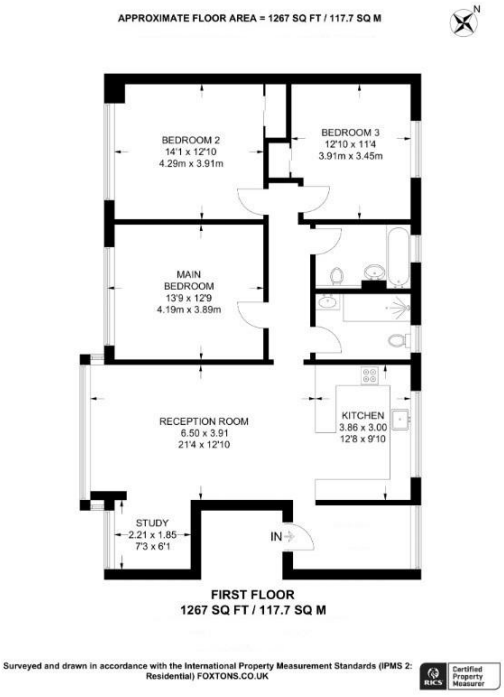
Guildford is a vibrant, bustling market town situated in the centre of the county of Surrey within easy reach of Heathrow and Gatwick Airports, and with excellent rail links to London (40 minutes) and served by the M25, M3 and A3. The town centre offers a variety of entertainment venues, including The 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.

Lease: 937 years remaining (approximately)
Service Charge: £1,546.66 per annum (approximately)



Transport Links
London Road (Guildford) 0.73 miles
Guildford 1.4 miles
Shalford 2.24 miles

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Share of Freehold



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