



Seymours



Flat 4, Aquatico, Walnut Tree Close Guildford, Surrey, GU1 4UL

£350,000 Offers In Excess Of

Arrange a viewing: 01483 576833

Property details

-  2 bedrooms
-  2 baths
-  EPC Rating C
-  644 sq. ft
-  Guildford 0.1 miles
- 
 - No onward chain
 - First floor apartment
 - Secure gated parking
 - Leasehold
 - Bright and spacious
 - Central location
 - Excellent transport links

Offered to the market with no onward chain is this bright and airy two-bedroom, first floor apartment, situated in this exclusive block of apartments with secure gated parking, located within half a mile of Guildford town centre and mainline station.

Accessed via a secure entrance, the communal entrance leads to just two apartments. This first floor apartment welcomes you into an entrance, providing central access to: a spacious open plan living room and a fully fitted kitchen, with doors leading out to a large balcony that offers views over the River Wey. There are two bedrooms, both with recently fitted triple glazing, and a family bathroom. It is worth noting that the master bedroom benefits from an en-suite shower room. Outside there is secure gated off-street parking.

Guildford is a vibrant market town that offers a variety of shops, restaurants, cafes, bars, leisure centres such as Guildford Spectrum, Stoke Park, and entertainment venues, including The Yvonne Arnaud Theatre and G Live. 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 length - 999 years from 1st January 2005 (978 years remaining)
Service Charge - £2,535.64 per annum.
Ground Rent - £307.42 per annum.



Transport Links

Guildford 0.1 miles
London Road (Guildford) 0.63 miles

Council tax band: Tax band D

Local authority: Guildford Borough Council

Tenure: Leasehold

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Gross Internal Area (approx) = 59.8 sq m / 644 sq ft
For identification only. Not to scale.
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First Floor

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