Seymours











33 Denehyrst Court, 33 York Road Guildford, Surrey, GU1 4EA

£99,950 Guide Price

Arrange a viewing: 01483 576833

Property details

- 1 bedroom
- 1 bath
- EPC Rating C
- 620 sq. ft
- London Road (Guildford) 0.06 miles
- Second floor apartment with lift access
- For the over 60’s
- Communal garden
- Central location
- Excellent transport links
- Residential parking



A well presented second floor apartment with an attractive outlook to the front, nearby access to the lift service and a central location within walking distance of Guildford's upper high street, London Road train station and G Live theatre. Age restricted to the over 60's. Probate yet to be granted.

Length of lease: 89 years remaining
Ground rent: £526.96 PA
Service charge: £4,301.40 PA

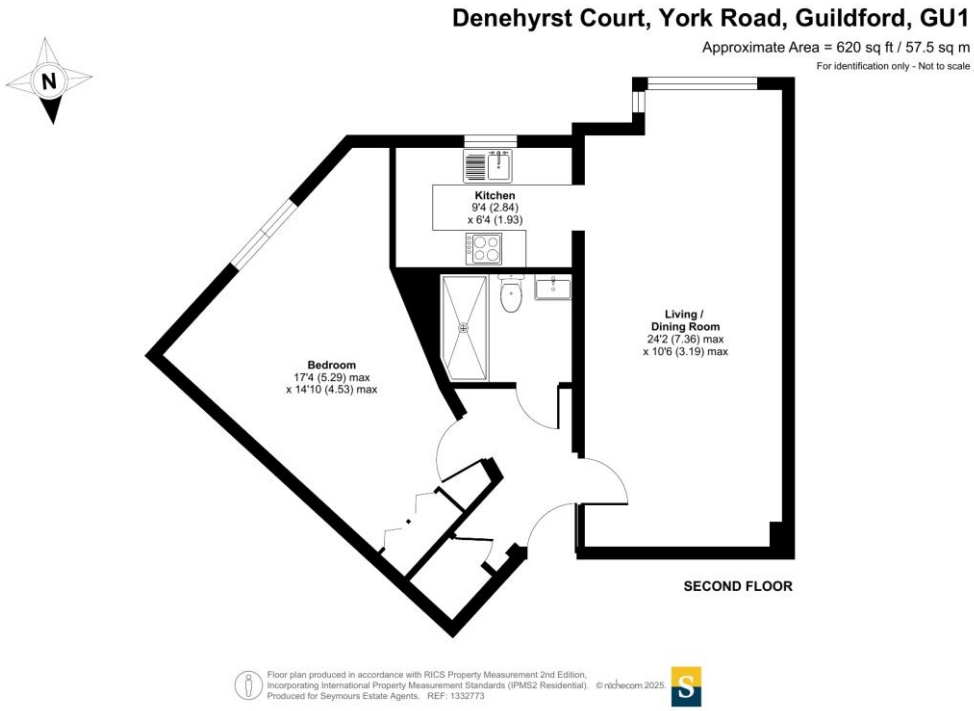
Denehyrst Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Situation: The upper High Street is a very short walk from the property with G Live, The Harbour hotel and a choice of pubs, bars and restaurants. Also within walking distance are Stoke Park, the Spectrum Leisure centre and Guildford Lido. Guildford is renowned for its excellent shopping plus offering a comprehensive range of social and recreational facilities.

Guildford has excellent transport links, the property is a very short walk from London Road train station with trains taking approx. 1 hour to London Waterloo and the mainline railway station is approx. 1 mile away, both provide a commuter service to London Waterloo (from the main line station it is approx. 38 minutes). The A3 is a short drive from the property and links to the M25 accessing central London and International airports. Guildford is a gateway to some of the most stunning scenery in the South East of England and forms part of the Surrey Hills, which is an Area of Outstanding Natural Beauty.

Transport Links
London Road (Guildford) 0.06 miles
Guildford 0.71 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Leasehold



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