



Seymours



1 Freshborough Court, Lower Edgeborough Road
Guildford, Surrey, GU1 2EU

£275,000 Guide Price

Arrange a viewing: 01483 576833

Property details

-  1 bedroom
-  1 bath
-  EPC Rating D
-  620 sq. ft
-  London Road (Guildford) 0.3 miles
-  No onward chain
-  Ground floor apartment
-  Garage in a nearby block
-  Residential parking
-  Located in the heart of Guildford
-  Excellent transport links

Offered to the market with no onward chain, this well-proportioned one bedroom ground floor apartment enjoys direct access to the communal grounds and benefits from residents' parking and a separate garage.

The entrance hall provides useful built-in storage and leads into a generous sitting/dining room, offering ample space for both seating and dining furniture. Glazed double doors open directly onto the communal grounds, creating a pleasant connection with the outside space.

The separate kitchen is fitted with a range of white units and contrasting work surfaces, together with an integrated oven and hob and space for additional appliances.

The double bedroom is complemented by a bathroom with a shower over the bath and washbasin, while a separate WC completes the accommodation.

Freshborough Court is set within attractive communal grounds, with mature trees and planting surrounding the development. Residents' parking is available, and the property also benefits from its own garage in a nearby block, providing secure parking or useful additional storage.

Situated on Lower Edgeborough Road, the property is conveniently positioned within easy reach of Guildford town centre and the historic High Street, with its extensive selection of shops, restaurants and leisure facilities. London Road and Guildford mainline stations are both accessible, with the latter providing regular services to London Waterloo in approximately 35–40 minutes.

Length of lease: 999 years from 23/04/1971
Service charge: £1,560.00 per annum
Ground rent: N/A

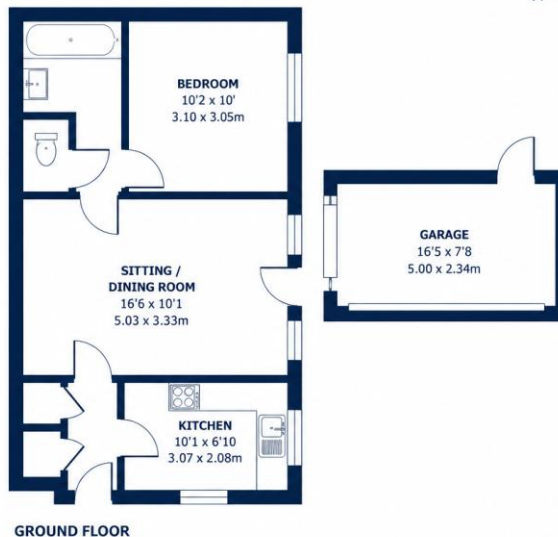
Transport Links

London Road (Guildford) 0.3 miles
Guildford 0.9 miles

Council tax band: Tax band C

Local authority: Guildford Borough Council

Tenure: Leasehold



Approximate Area = 493 sq ft / 45.8 sq m
Garage = 127 sq ft / 11.8 sq m
Total = 620 sq ft / 57.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Seymours Estate Agents. REF: 123456

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

