Seymours











50 Francis Court
Worplesdon Road, Guildford, Surrey, GU2 9UR

£125,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating C
- 659 sq. ft
- Guildford 1.0 miles

- Retirement apartment for the over 60's
- No onward chain
- Communal parking
- Excellent transport links
- Within easy reach of Guildford town centre
- Well-presented



A very well-presented two double bedroom first floor retirement apartment for the over 60s, situated within the ever-popular Francis Court development and offered to the market with no onward chain. The property provides generous, well-planned accommodation complemented by a refitted kitchen and shower room, maintained communal grounds and communal parking.

The entrance hall provides access to each of the rooms and includes useful built-in storage. Emergency pull cords are fitted throughout the apartment, providing additional reassurance.

The spacious lounge/dining room offers ample room for both seating and dining furniture and enjoys plenty of natural light. The adjoining refitted kitchen is finished with contemporary units, generous work surfaces and a range of integrated appliances.

Both bedrooms are well-proportioned doubles, with the second offering flexibility for use as a guest room, study or hobby room. The accommodation is completed by a refitted shower room featuring a generous walk-in shower enclosure, wash hand basin with storage and WC.

Residents of Francis Court benefit from a welcoming communal lounge, communal laundry rooms and nicely maintained communal grounds. Communal parking is also available within the development.

Francis Court is conveniently situated close to local shops and everyday amenities, with nearby bus routes providing easy access to Guildford town centre and the surrounding area. Guildford offers an extensive selection of shops, restaurants and leisure facilities, together with a mainline station providing regular services to London Waterloo.

Length of lease: 999 years from 11 July 1990
Service charge: £334.25 PCM
Ground rent: N/A

Transport Links
Guildford 1.0 miles
London Road (Guildford) 1.2 miles

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



Total area: approx. 61.3 sq. metres (659.7 sq. feet)

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