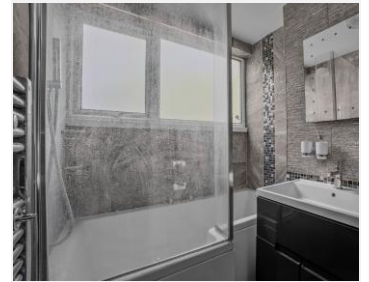




Seymours



30 Eaton Court,
Guildford
£295,000 Guide Price



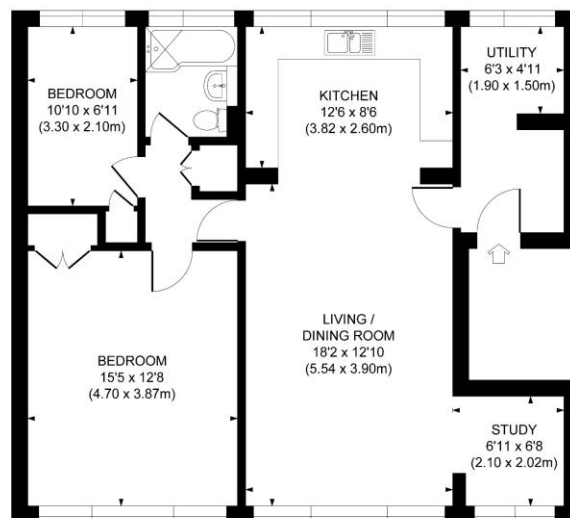
Arrange a viewing: 01483 300667

Property details

-  2 bedrooms
-  1 bath
-  EPC Rating F
-  873 sq. ft
-  Leasehold, 931 years remaining
-  Top floor apartment
-  Well-presented throughout
-  Spacious living room
-  Study area
-  Modern kitchen
-  Utility
-  Garage
-  Communal gardens
-  Ultrafast broadband available



Approximate Gross Internal Area
873 sq. ft / 81.13 sq. m



SECOND FLOOR

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

This well-presented top-floor apartment is situated in the popular Boxgrove area of Guildford, within an attractive development surrounded by mature greenery and communal grounds. The property benefits from a peaceful setting, with leafy outlooks from several rooms and a sense of privacy associated with its upper-floor position.

The accommodation centres around a spacious living/dining room, which enjoys plenty of natural light from a broad expanse of windows and provides a versatile space for both relaxing and entertaining. The neutral décor and contemporary wood-effect flooring create a bright, clean backdrop, while the outlook across the surrounding development and trees adds to the room's appeal. A useful study area is also incorporated into the accommodation, providing a dedicated workspace away from the main living area. The apartment further benefits from a separate utility room, providing valuable additional storage and space for laundry appliances.

The separate kitchen has been fitted with a range of sleek white wall and base units, complemented by dark work surfaces and integrated appliances. Large windows bring in an abundance of daylight and provide a pleasant leafy outlook, making this a practical and inviting space for everyday cooking.

There are two bedrooms, offering flexibility for a couple, small family or those requiring a home office or occasional guest room. Both bedrooms are presented in neutral tones with matching wood-effect flooring, and the larger bedroom provides generous space for bedroom furniture and has built-in wardrobes. The additional room could also work particularly well as a study or nursery.

The bathroom has a modern, contemporary finish, with a white suite, bath with shower over, wall-mounted basin and attractive grey-toned tiling.

The property also benefits from a private garage, providing useful storage or parking opportunities.

Overall, the apartment has been neutrally and thoughtfully presented throughout, with the combination of generous living space, practical ancillary rooms and leafy surroundings making it a versatile home in a well-established Guildford location.

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk