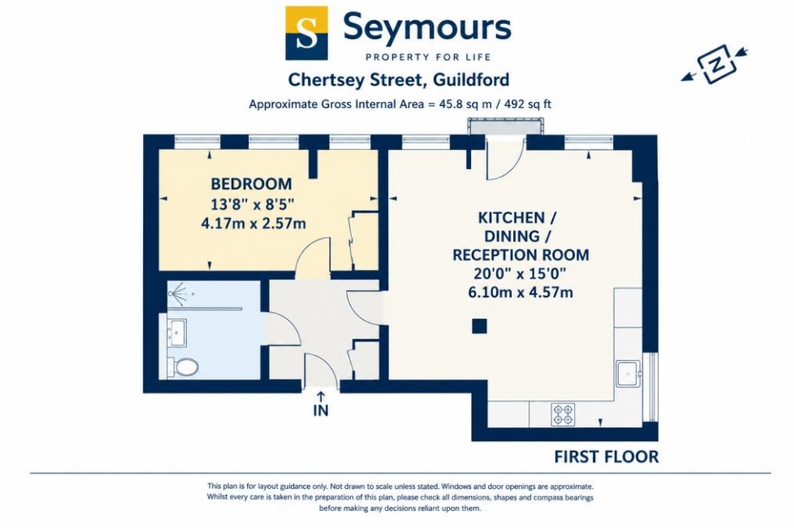
## Floorplan




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Seymours











# Flat 15, Scholars Court, Chertsey Street Guildford, Surrey, GU1 4BE

£275,000 Guide Price

Arrange a viewing: 01483 576833

## Property details

- 1 bedroom
- 1 bath
- EPC Rating B
- 492 sq. ft
- London Road (Guildford) 0.3 miles
- No onward chain
- Gated development
- Modern first floor apartment
- Juliet balcony
- Double bedroom with fitted wardrobes
- Permit parking
- Located in the heart of Guildford
- Wide range of amenities within easy reach

Offered to the market with no onward chain, this modern one bedroom apartment is situated within a gated development in the heart of Guildford. Located on the first floor of Scholars Court, with lift access, the property offers well-presented accommodation with a spacious open-plan living area and an attractive communal courtyard.

The entrance hall provides useful built-in storage and leads through to the open-plan kitchen/sitting/dining room. Wood-effect flooring, neutral décor and recessed ceiling lighting create a smart, contemporary finish, while windows and a Juliet balcony bring natural light into the room. The generous layout provides space for both seating and a dining table.

The kitchen occupies a recessed area to one side of the living space and is fitted with sleek handleless cabinets, complemented by contrasting wood-effect wall units and coordinating work surfaces. A built-in oven and hob, integrated appliances and under-cabinet lighting complete the design, with a window above the sink providing additional natural light.

The double bedroom is finished with soft grey carpeting and benefits from fitted wardrobes with sliding mirrored doors. A window and Juliet balcony enhance the bright feel of the room, with space for a double bed and accompanying furniture.

A contemporary shower room completes the accommodation, featuring a generous shower enclosure, a vanity unit with storage beneath the basin and a WC with concealed cistern. Large-format tiling, a mirrored cabinet and a heated towel rail provide a stylish finish. Outside, the development is arranged around a landscaped communal courtyard with planted borders and seating. Permit parking is available.

Scholars Court is conveniently positioned on Chertsey Street, approximately 0.1 miles from Guildford's historic cobbled High Street, placing a wide choice of shops, cafés and restaurants within a short walk. The town also offers G Live, the Yvonne Arnaud Theatre and scenic walks beside the River Wey. Guildford mainline station is approximately 0.5 miles away and provides direct services to London Waterloo, while the A3 offers connections to the M25 and wider motorway network.

Length of lease: 125 years from and including 25 December 2016
Service charge: £1,600.00 per annum (approximately)
Ground rent: £288.00 per annum (approximately)

**Transport Links**
London Road (Guildford) 0.3 miles
Guildford 0.4 miles

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

**Viewings by appointment only**
**01483 576833 / sales@seymours-guildford.co.uk**



A modern first floor apartment with lift access





No onward chain



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