



Newlands Buckingham Close, Guildford GU1 1TR



COLLINS
Independent Estate Agent





Newlands Buckingham Close Guildford GU1 1TR

£557,500

Share of Freehold

A spacious and light ground floor apartment of over 1200 square feet, featuring large rooms, double glazing windows/doors and a garage with non allocated parking. The property is very nicely situated in well maintained "park like" grounds with manicured lawns, specimen trees and smart communal areas. The living space is a lovely size and open plan enjoying privacy glass windows, french doors and a view from the front towards Stoke Park. Currently there are 2 large double bedrooms but a third room of the main reception area could easily be adapted to a bedroom retained as a study/snug. Luxurious carpets flow from room to room with clean neutral decoration throughout. The kitchen is well equipped and fitted with a semi open plan arrangement between the dining area. The boiler was replaced in 2021 and a new laminate floor has been laid to the separate shower room. In addition a separate WC adjoins. There is an abundance of storage and a smart secure communal entrance with key fob entry. A lift serves the upper floors and the management of the building is premier.



- Large prestige ground floor apartment
- 1200 square feet
- Parking and a garage
- Opposite Stoke Park
- Vacant with no on going chain
- Council tax band - F
- EPC - D





Newlands is situated about 0.7 of a mile to G live at Guildfords Upper High Street. Waitrose is 1 miles walk and London Rd station even closer at 0.7 miles. Opposite the apartment is Guildfords Stoke Park, a large area of open green space for recreation, events and used by Guildford High School for girls.

The property enjoys a Share of the freehold with a lease of around 950 years remaining. The current maintenance charge is £2,788 PA. Buildings insurance is included in the charge and the freeholders managing agents are Clarke Gammon in Guildford.



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Approximate Area = 1253 sq ft / 116.4 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022.
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