



15 Edgeborough Ct, Guildford GU1 2BL



COLLINS
Independent Estate Agent





15 Edgeborough Ct Guildford GU1 2BL

£425,000

Share of Freehold

Situated within a sought after established and quiet location, this two bedroom apartment features large light rooms, a neutral interior and parking and a garage. The property comes with no chain and is vacant allowing a speedy move. There are two large double bedrooms both with built in wardrobes and an ensuite shower room and additional full bathroom. Storage is plentiful in two built in cupboards to the hall and there is additional loft storage above. The kitchen is fitted and well equipped enjoying a view over the development central courtyard and gardens. The size of this apartment is best seen in the living room which easily accommodates a seating and dining area. The property is double glazed in wooden framed sealed units and has a gas central heating system.



- First floor apartment
- East/West aspect to windows
- Large rooms
- Garaging & parking
- Quiet location
- Two bedrooms
- Bathroom and ensuite shower
- No chain
- Council Tax - E
- EPC - C





With no chain this first floor apartment is comfortably over 900 square feet and features parking and a garage. The convenient and quiet location is highly regarded and only a 20 minute walk to the Upper High Street. London Rd Railway station is 0.7 of a mile which connects with Guildford mainline and offers a 55 minute service to Waterloo. Guildford mainline station is 1.5 miles and has a fast and frequent service to Waterloo in around 33 minutes.

Managing agents, Clarke Gammon Estates

Tenure - Share of Freehold, 988 years remaining on lease

Service charge - £2100 PA

Ground rent - Peppercorn



COLLINS

Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



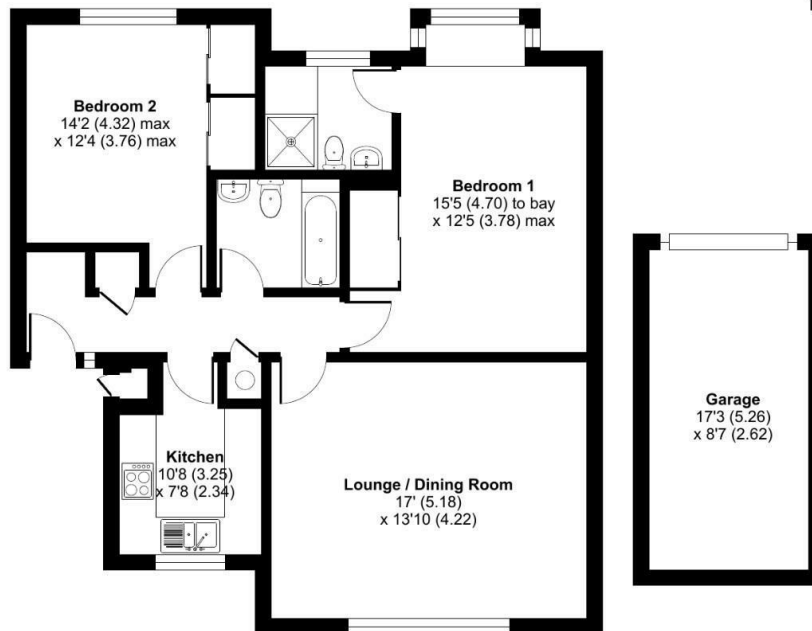
Upper Edgeborough Road, Guildford, GU1

Approximate Area = 977 sq ft / 90 sq m (includes garage)

Outbuilding = 2 sq ft / 0.1 sq m

Total = 979 sq ft / 90 sq m

For identification only - Not to scale



FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
Produced for Mark Collins (Guildford) Limited. REF: 948432



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.