



5 Telford Ct, Clandon Road, Guildford GU1 2EA



COLLINS
Independent Estate Agent



Outlook from reception room and main bedroom



5 Telford Ct, Clandon Road Guildford GU1 2EA

£349,995

Share of Freehold

In a quiet highly regarded residential road amongst a beautiful garden setting and so centrally located just a few minutes walk to the Upper High Street. Telford Court flats are very sought after and with No 5 being ground floor has the advantage and easy use of the well kept private communal gardens. The garden is accessed directly from the living room french doors. The property throughout is a good size featuring two double bedrooms with wardrobes and a large light main reception room that adjoins a dining area that in turn could easily become a stunning kitchen/diner. Other flats in the building have completed this transformation with great effect. The kitchen is modern and well equipped and also the bathroom which both lend themselves well for a refit and redesign, although perfectly serviceable. The property is fully double glazed with a modern gas central heating boiler and non allocated parking is provided for residents. Additional parking can be found on Clandon Rd with permits.



- Quiet residential sought after road
- Ground floor
- Purpose built
- Good sized rooms throughout
- Two double bedrooms and two receptions
- Lovely communal gardens
- Private residents parking
- Close to town and station
- Vacant possession, no chain.
- EPC - C





Telford Court is a quiet and peaceful place to live being so close to the town in a very desirable street. The property is just a few minutes from the Upper High St, London Rd station and Stoke Park.

Lease - 130 years (expires 24/03/2151) service charge is currently set at £100.00 per month.

Agents note - Whilst subletting the property is permitted after the first year of ownership there are restrictions in the lease in order to maintain the atmosphere of this lovely setting.



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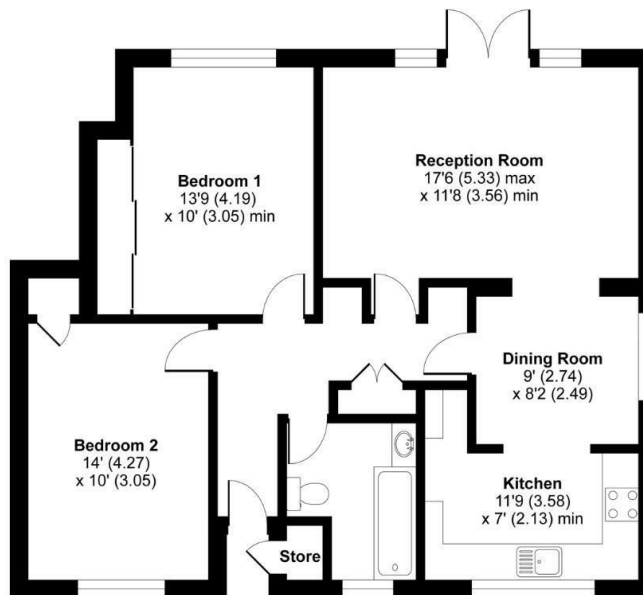
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Telford Court, Guildford, GU1

Approximate Area = 881 sq ft / 81.8 sq m (excludes store)

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 2021. Produced for Mark Collins (Guildford) Limited. REF: 762955



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