



Boxgrove Court 144 London Road, Guildford GU1 1UF



COLLINS
Independent Estate Agent





Boxgrove Court 144 London Road Guildford GU1 1UF

Asking price £299,995

Share of Freehold

This immaculate first floor conversion apartment is residents owned with a share of the freehold. The property is situated just by Stoke Park within this Victorian imposing building with residents/visitor parking and a communal garden. The property is light and spacious and positioned to the rear of the building backing east. Features include high ceilings and two large bayed windows to the living space and main bedroom. Since selling to my client in 2021 many improvements have been made to include re-plastering, double glazing and new electric radiators. The whole interior is redecorated and updates have been made to the electrical system. One of the stand out features of this well presented home is the window box seating to the bay window in the living space that is open plan to the kitchen area/dining area. The shower room is tiled with a white suite suite and powered electric shower. To summarise, an ideal first time buy close to Stoke Park, the town and London Rd station.

- Share of freehold - Residents own the freehold
- Residents own the freehold and appoint a management company
- Two Bedrooms
- Parking and communal garden
- Recently double glazed
- EPC - E
- Council tax - C
- Lease - 900 plus years
- Service charge including buildings insurance - £115 per month, zero ground rent.





This two bedroom first floor apartment is situated within Boxgrove Court, just 1 mile from the Upper High Street and just across the road from Stoke Park. London Road station is a pleasant walk alongside the park. This is an ideal location just outside of the town and only 1.2 miles to the A3 London bound at Burpham. The building in recent times has been the subject of a regeneration with an active owner management board in charge of the maintenance of the building.



COLLINS

Independent Estate Agent

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

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

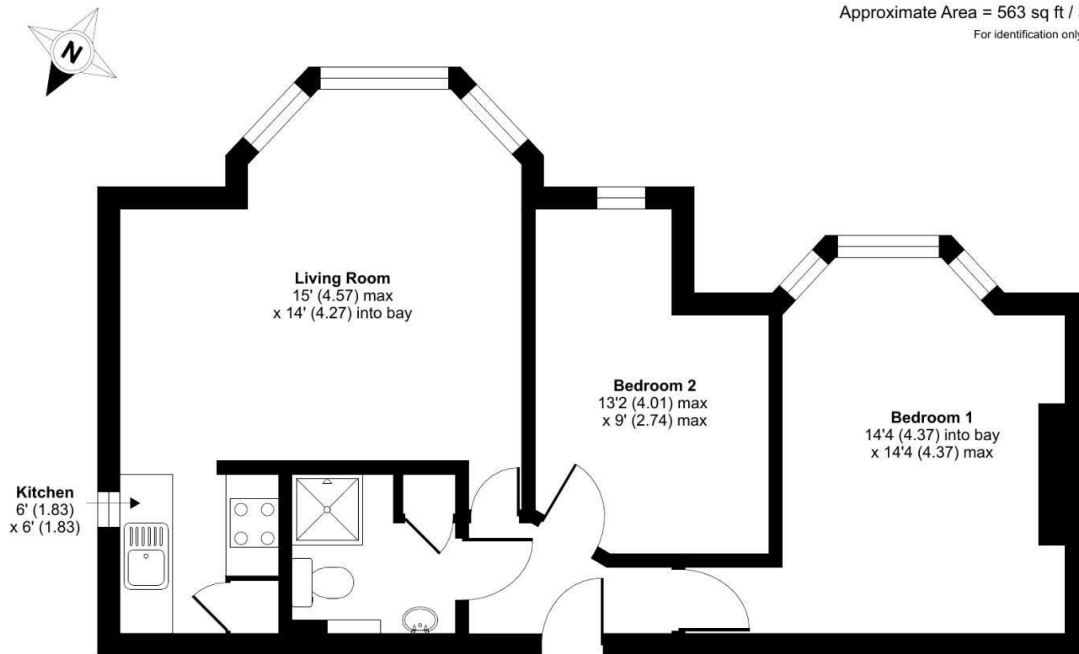
www.collinsguildford.co.uk



London Road, Guildford, GU1

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1340080



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.