



Wey View Court Walnut Tree Close, Guildford GU1 4UF



COLLINS
Independent Estate Agent





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£310,000

Leasehold

An ideal first time or investment buy. This 2nd floor two bedroom purpose built apartment features a delightful River Wey view from its rear windows and also benefits from being a few hundred yards to the mainline station. There is allocated parking and the whole property is very well presented in every room. The kitchen was refitted in 2019 and the boiler replaced in 2015. The double glazed windows are also a recent edition (2017) and the property is heated by gas central heating to radiators. A lovely feature of the apartment is the full height windows to the living room affording a great amount of natural light and a view down to the banks of the river. To summarise this apartment is well priced for an immediate sale and requires no work at all. A simple buy with no chain.

- No chain
- Two bedrooms
- River views
- Second floor
- Ideal commuter location
- Allocated parking
- EPC - C
- Council tax - C





Wey View Court is situated in the heart of the town right by the station to Waterloo in approx 33 minutes. The lower High street is only a short walk away. This is an ideal location for a commuter with parking as well and would also suit an investor for renting.

Lease - approx 95 years amazing
Freeholder - Thames Valley Housing
Service charge - £115.30 per month



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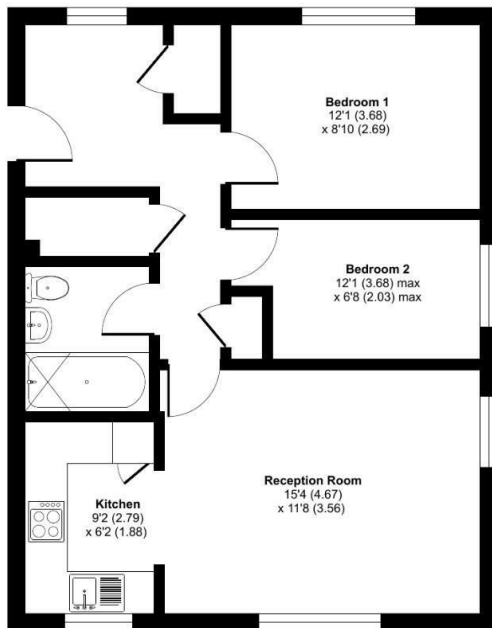
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Approximate Area = 612 sq ft / 57 sq m

For identification only - Not to scale



SECOND FLOOR



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