



4 Drummond Court Drummond Road, Guildford GU1 4NT



COLLINS
Independent Estate Agent





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£320,000

Share of Freehold

A ground floor purpose built maisonette in a popular town centre road a short distance to both railway stations and the High Street. The property is fully double glazed and features a modern refitted kitchen and bathroom. Both bedrooms are doubles with storage with the main bedroom enjoying access to the communal gardens enclosed by a listed parish wall. The kitchen also has a door to a private covered area which my client uses as a seating area over looking the grounds. Parking is allowed for one car but not allocated and there is also a single freehold garage. The property is generally well presented with laminate wood effect flooring, neutral decor and has an electric heating system via storage heaters. The living space is a lovely size being L shape with a dining area off the kitchen that lends itself well for separation if desired. Overall this perfectly situated apartment is a good size, well presented and represents an excellent first time or investment buy.

- Good sized maisonette
- Two bedrooms
- Garage & parking
- Large L shape living space
- Refitted kitchen and bathroom
- Electric heating
- Owners own the freehold
- Fully double glazed
- EPC - C







Drummond Court is located in a popular mainly Victorian Street in the heart of Guildford town centre. Both railway stations are easily walkable for most and the High St as well. Close by is a good pub, takeaways, cafe, Guildford cricket ground and River Wey. The Court has a mixture of residents with a friendly atmosphere. The properties freehold is owned by the residents with all 12 enjoying an equal share. The maintenance charge which is run by the residents is currently set at £71 per month.



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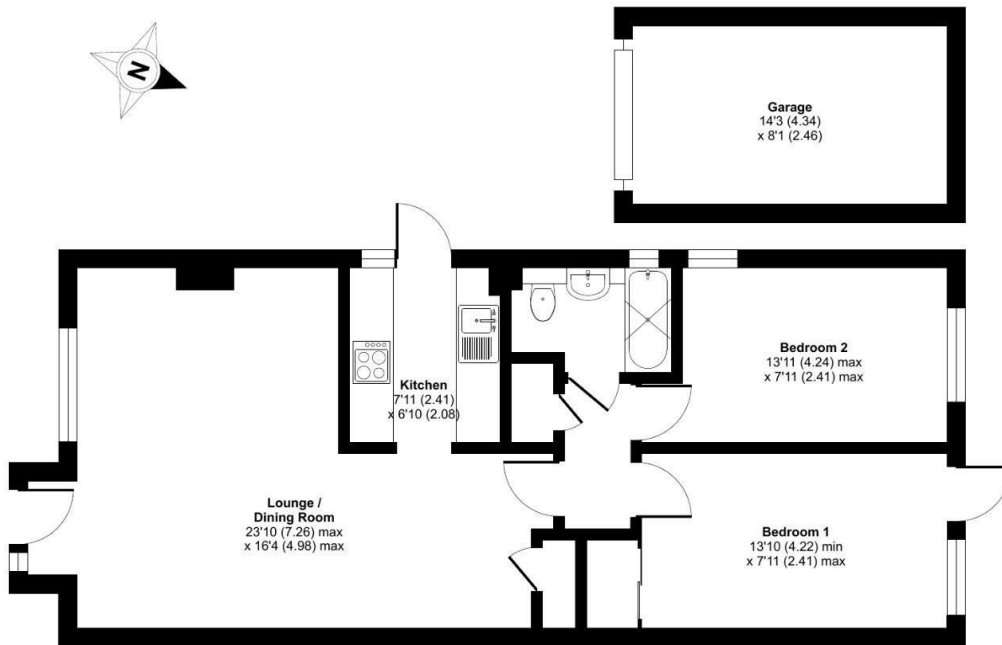
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Approximate Area = 768 sq ft / 71.3 sq m (includes garage)

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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