



4 Boundary View Woodbridge Road, Guildford GU1 4HJ



COLLINS
Independent Estate Agent





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£349,950

Leasehold

Approximately ten years old and originally the show flat for this landmark development opposite Guildford Cricket Ground. The apartment is situated on the ground floor and is mainly west facing, capturing afternoon and evening sun to the living space and private outside terrace. Both bedrooms are doubles with storage with the main bedroom enjoying an ensuite shower room. The living room is a clever design feeling open plan but L shape adjoining the well equipped and stylish fitted kitchen with Bosch built in and integrated appliances. The property is fully double glazed, well insulated and also features a secure entry system. Heating is provided by gas central heating and there is private and secure allocated parking to the rear. To summarise a very well presented apartment close to all amenities and only a short walk to the mainline station.



- Ground floor apartment
- 2 double bedrooms
- Ensuite and bathroom
- Good storage
- Clever design and layout
- Secure private parking
- Entry phone system
- Large open plan living room
- EPC - C
- Council tax band - D





Boundary view is around 0.6 miles from the mainline station at Guildford, making this an ideal first time or investment buy. The building has 14 dwellings in total and a good balance of owner occupiers and tenants. It is well looked after with an active management company. The immediate area is served by a very popular convenience store with petrol station and a cafe which is locally said to do the best breakfasts in town. There is a popular pub nearby on Woodbridge Rd called the Drummond and pleasant walks along the river at Dapdune Wharf. Lease -113 years remaining, Ground rent £200 PA, Service charge approx £900 PA



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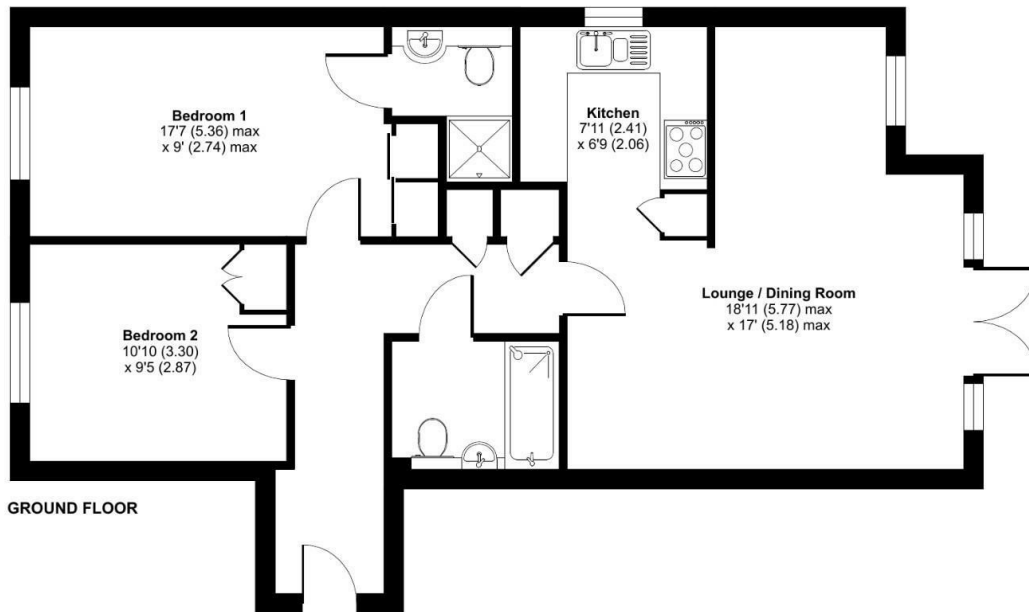
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Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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