



15 Freshborough Court , Guildford GU1 2EU



COLLINS
Independent Estate Agent





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Asking price £399,995

Share of Freehold

This beautifully presented share of freehold first floor apartment features varnished wooden floors and offers two spacious double bedrooms, each with built-in furniture and generous storage. A bright and spacious living room benefits from large windows and a Juliet balcony, allowing sunlight to flow through the surrounding trees from day into evening, and is complemented by a separate study room ideal for home working. The property includes two hall storage cupboards, two bathrooms, one of which is a stylish modern en suite and comes with the added convenience of a private garage and parking. Currently vacant and offered with no onward chain, this is an exceptional opportunity not to be missed.



- Share of freehold
- 945 year lease, £1560 PA service charge, includes building insurance
- Updated electrical system in 2021
- Parking and private garage
- First floor
- 2022 gas combination boiler with 10 yr warranty
- Fully double glazed
- EPC - C
- Council tax band - C





Just reduced This smart and spacious apartment is a great uncomplicated buy if you want a better location but also the convenience of the town centre. Lower Edgeborough Road is a well established, quiet residential road with a mixture of stylish apartments, town houses and large family homes. The location is highly convenient, within walking distance of London Road Station and the historic, cobbled High Street, where a wealth of shops, cafés, and amenities await.



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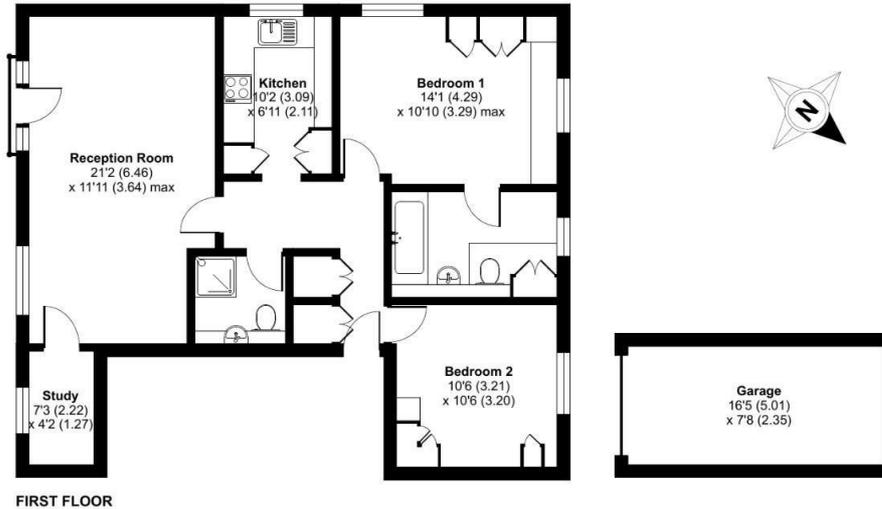
Freshborough Court, Lower Edgeborough Road, Guildford, GU1

Approximate Area = 835 sq ft / 77.6 sq m

Garage = 127 sq ft / 11.8 sq m

Total = 962 sq ft / 89.4 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). © nrichcom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1382300



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