



46 Eaton Court Boxgrove Avenue ,  
Asking Price £275,000

Floor Plans

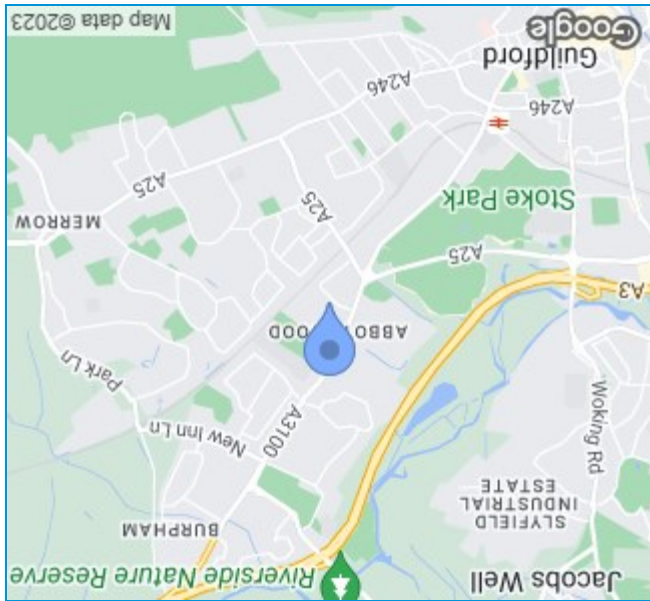
**Eaton Court, Boxgrove Avenue, Guildford, GU1**

Approximate Area = 826 sq ft / 76.7 sq m  
For information only - Not to scale

**FIRST FLOOR**

- Living Room: 18'3" (5.51) x 12'11" (3.94)
- Dining Room: 8'2" (2.49) x 5'11" (1.80)
- Kitchen: 8'2" (2.49) x 4'9" (1.40)
- Bedroom 1: 13'7" (4.14) x 14'14" (4.37)
- Bedroom 2: 10'10" (3.10) x 12'11" (3.94)
- Utility: 5'10" (1.78) x 7'8" (2.29)

Energy Performance Rating: 32 (G) / 64 (D)



Area Map

Energy Performance Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (92-100)	A (12-15)
B (81-91)	B (16-20)
C (69-80)	C (21-25)
D (55-68)	D (26-30)
E (39-54)	E (31-35)
F (21-38)	F (36-40)
G (1-20)	G (41-45)

Energy Performance Rating

Your text here

Fees

Located in a highly sought after development and offering a fantastic opportunity to add value, this two double bedroom apartment offers very spacious accommodation in a great location.



## Description



## Situation



Council Tax: C  
Available: