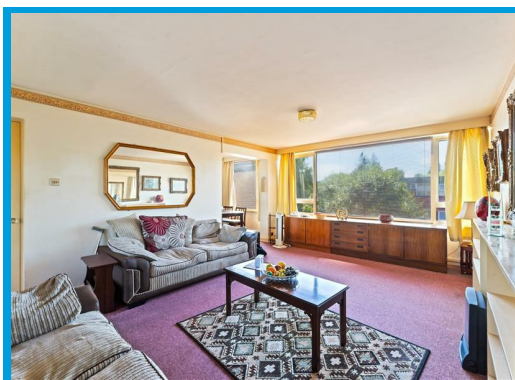
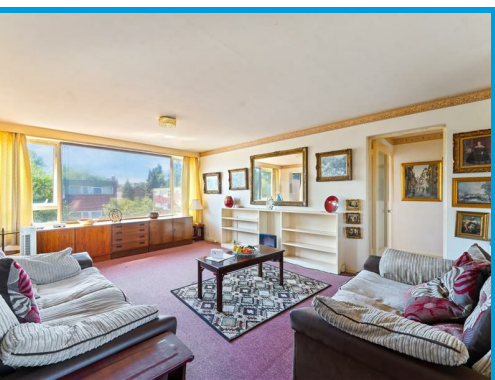




Eaton Court, Boxgrove Avenue Guildford, Surrey GU1 1XH

Guide Price £285,000

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

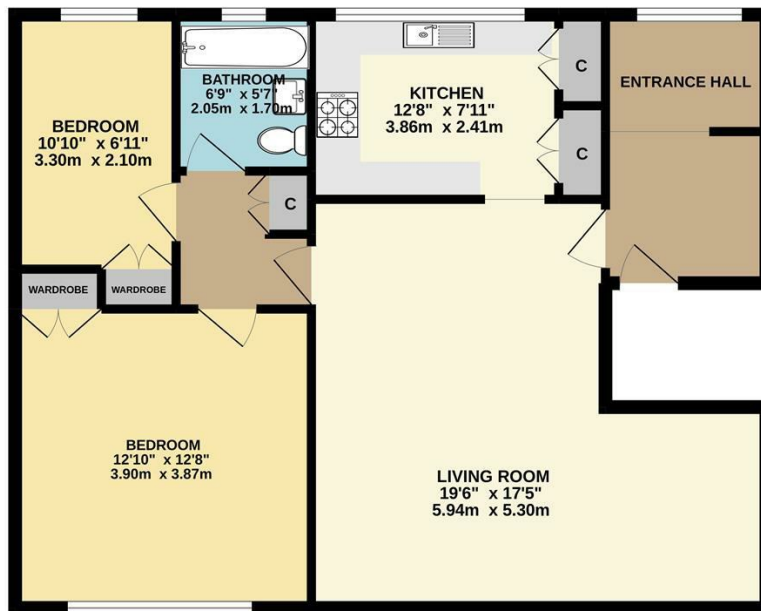
Offering a fantastic opportunity to add value to a hugely spacious two double bedroom apartment within a highly sought after development located approximately a mile from Guildford town centre.

The property is located in a very quiet position at the back of the development and is on the top of this well maintained development.

The apartment is conveniently arranged with the accommodation comprising a spacious lounge, a large master bedroom with built in wardrobes, a further double bedroom with built in wardrobes, a kitchen and a bathroom.

The property further features of built in storage and ample shared parking.

SECOND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 781 sq.ft. (72.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not energy efficient - higher running costs	(1-20) G		
England & Wales		27	44
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
Not environmentally friendly - higher CO ₂ emissions	(1-20) G		
England & Wales			
EU Directive 2002/91/EC			

