



1 Culver House, Boxgrove Road, Guildford, Surrey, GU1 2LT







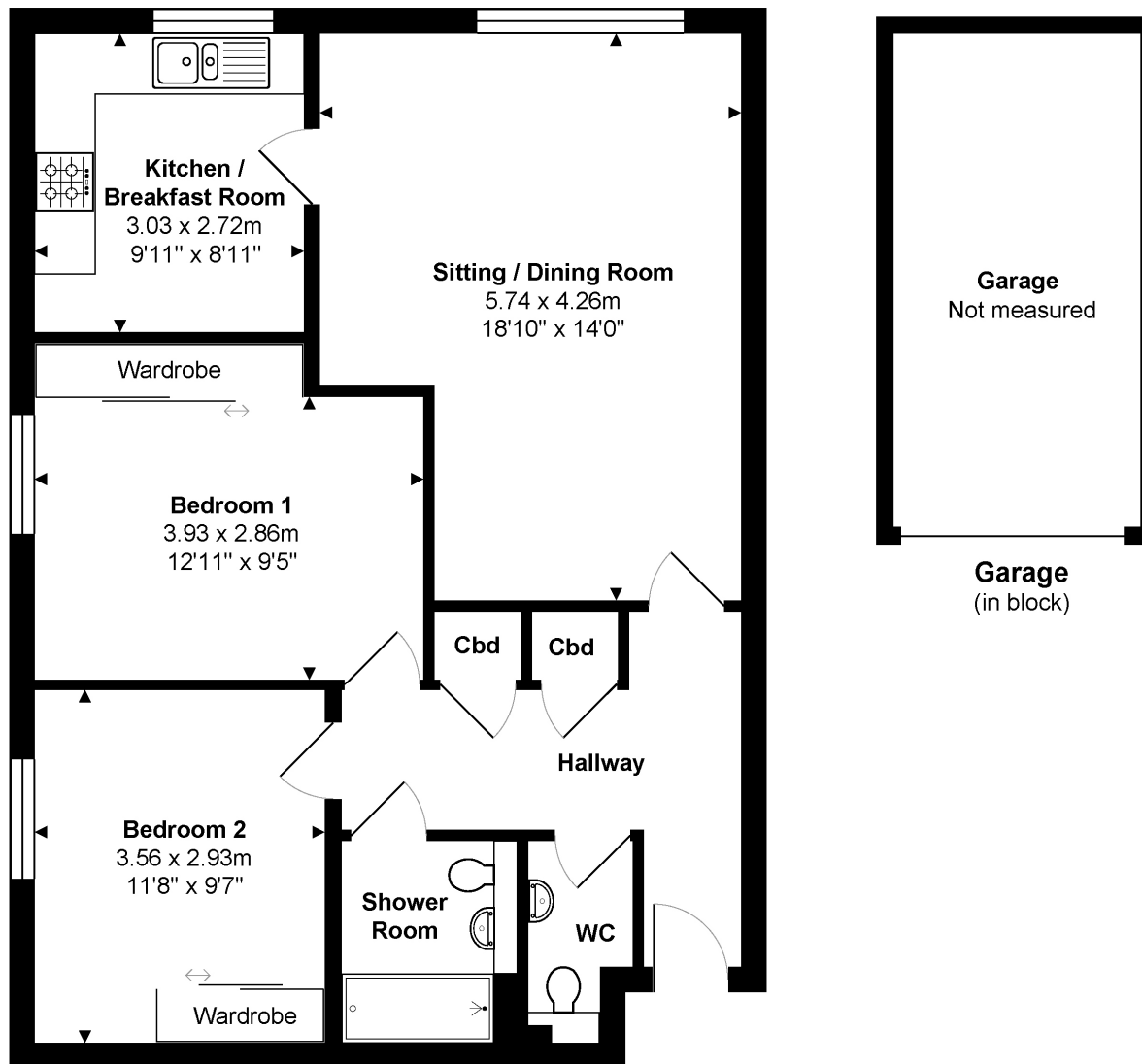
2 double bedrooms
Living/dining room
Kitchen/breakfast room
Shower room
Separate W.C.
Garage
Well maintained communal gardens
Title Leasehold. 962 years remaining
Service charge £1,680 pa.
Council tax band D. EPC C.

A spacious two bedroom ground floor apartment, situated in a popular location with easy access to Guildford Town Centre, London Road Train Station as well as the Downs. 1 Culver House is well presented and generously proportioned with two double bedrooms, both with built in wardrobes, a kitchen/breakfast room and living/dining room. The apartment has the benefit of a newly replaced boiler and updated electrics, along with pleasant, well maintained communal gardens and a garage in a separate block.



Boxgrove parade is within easy reach and provides a splendid range of local shops including a superb butchers, coffee shop and a greengrocers. Schooling is excellent with several within walking distance including Boxgrove Primary, St Thomas of Canterbury, St Peters and George Abbot.

Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports Park, Spectrum Leisure Centre and Lido. There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The A3 is only about 5 minutes drive away which links to the M25.



Ground Floor

Approx. Gross Internal Area 71.8 m² ... 773 ft²

All measurements are approximate and for display purposes only. Not to scale. www.energyassessuk.com

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

