



3 Edgeborough Ct, Guildford GU1 2BL



COLLINS
Independent Estate Agent





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£440,000

Share of Freehold

A spacious and well located first floor apartment situated within this private smart development in one of Guildford's prime residential roads. The property is over 1000 square feet and features parking and a garage. Since my client's ownership many improvements have been made, notably, a refitted kitchen, bathroom and en suite. There are two large double bedrooms with the main featuring fitted wardrobes and very nice en suite shower room. The sitting room is also a very good size featuring a large window which is front facing. Most importantly, there is no on going chain with this property that would make a great investment or home.



- Over 900 square feet
- Two double bedrooms
- Large reception room
- Double glazed & Gas central heating
- Garage and parking
- No on going chain
- EPC - C
- Council tax - E





This large & light apartment is in very good condition and over 900 square feet in Edgeborough Road. This convenient and relatively quiet location is highly regarded and only a 20 minute walk to the Upper High Street. London Rd Railway station is 0.7 of a mile which connects with Guildford mainline and offers a 55 minute service to Waterloo. Guildford mainline station is 1.5 miles and has a fast and frequent service to Waterloo in around 33 minutes.

Managing agents, Clarke Gammon Estates
Tenure - Share of Freehold, 988 years remaining on lease
Service charge - £2100 PA
Ground rent - Peppercorn



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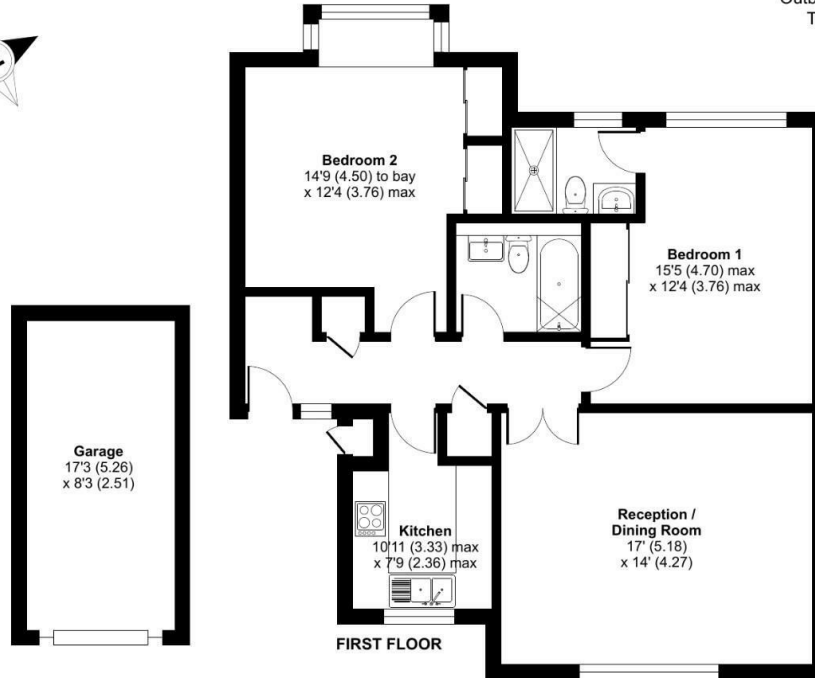
Upper Edgeborough Road, Guildford, GU1

Approximate Area = 1031 sq ft / 95.8 sq m (includes garage & store)

Outbuilding = 2 sq ft / 0.2 sq m

Total = 1033 sq ft / 96 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Mark Collins (Guildford) Limited. REF: 910848



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