



 Absolute Homes

Woodbridge Road, Guildford, GU1

Description:

Due to the length of lease remaining this will need to be a **CASH PURCHASE**. The property is a one bedroom split level maisonette with parking to the front of the property and is within striking distance of the railway station and town centre with an abundance of shops, cafes, restaurants and bars.

The property offers off street parking, and the accommodation comprises an open plan living room/kitchen and there is a ground floor bathroom. The double bedroom is located to the first floor with dual aspect windows and built in wardrobes.

Close by are a number of open public spaces (Stoke Park) together with walks along the River Wey. The property is offered to the market with no onward chain and would make an ideal investment property or a first-time purchase.

There is a current tenancy in place creating a yield of 6%.

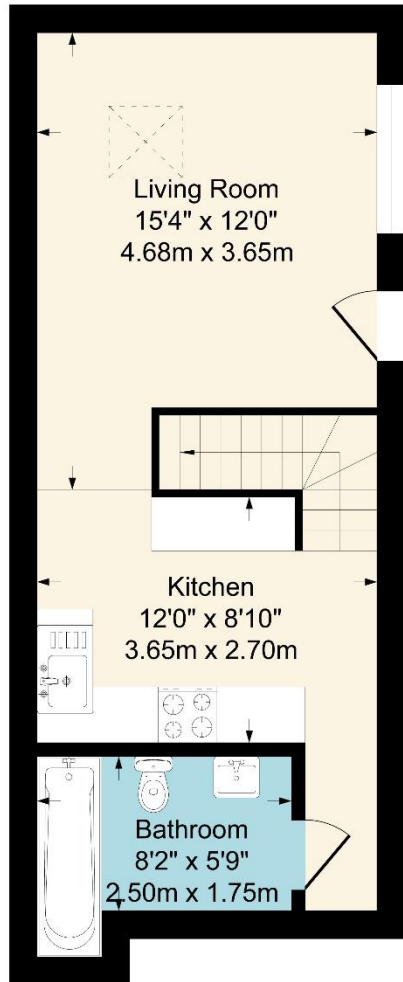
Guildford is a riverside Surrey town with a well supported High Street housing a wide variety of shops, amenities and facilities for the local residents. There are a wide and varied choice of pubs and restaurants, two leisure centres, entertainment venues and theatres in the town.

With the commuter links, London is an easy journey away with a regular and swift rail service into Waterloo. The motorway networks of the M25, M3, M4 and A3 are equally accessible from Guildford. Heathrow and Gatwick Airports are efficiently serviced by road or rail.

Viewing is strongly suggested.



**Approximate Gross Internal Area
558 sq ft - 51.9 sq m**



Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

INFORMATION

- TENURE:** Leasehold 58 years remaining (£35,000 to extend to 100)
- GROUND RENT:** £60 per annum
- COUNCIL TAX:** G
- COUNCIL:** Guildford Borough Council
- EPC:** D
- PRICE:** £240,000



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Important Notice: 1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliance or fittings. Measurements, floorplans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consents has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

