

22 Denehyrst Court

York Road, Guildford, Surrey, GU1 4EA



PRICE: £140,000

Lease: 125 years from 1989

Property Description:

A VERY WELL PRESENTED ONE BEDROOM RETIREMENT APARTMENT LOCATED ON THE FIRST FLOOR

Denehyrst Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 36 properties arranged over 4 floors each served by lift. The resident Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24-hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that single residents be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. Please speak to our Property Consultant if you require information regarding Event Fees that may apply to this property.

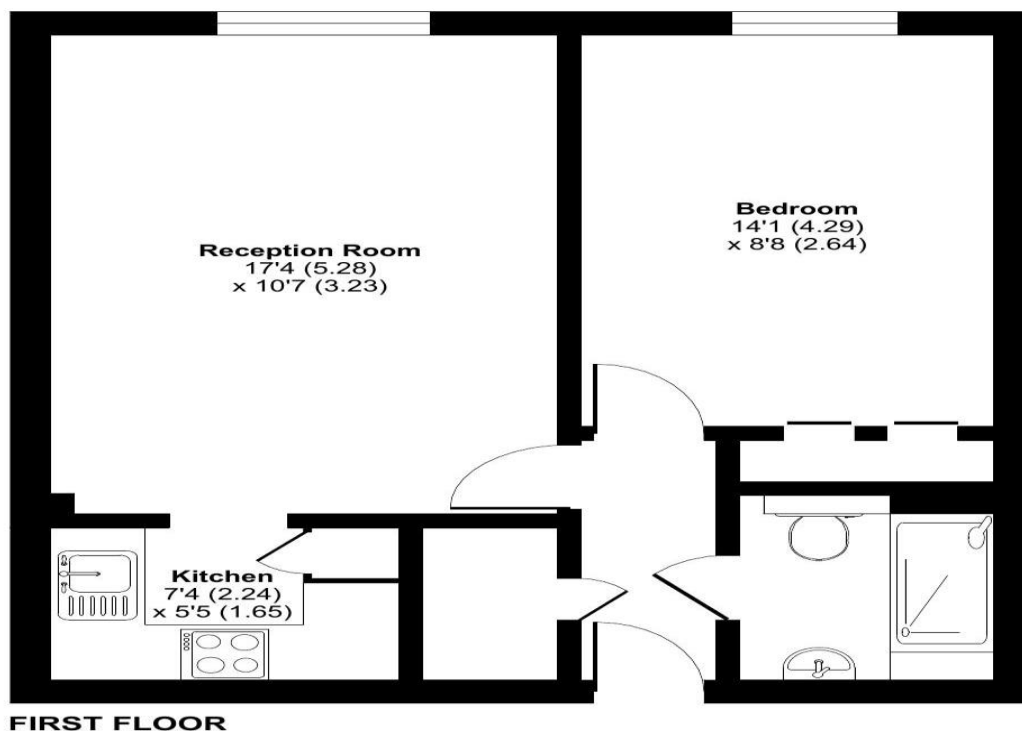
- Residents' lounge
- Communal Laundry
- 24-hour emergency Appello call system
- Residents Car Parking
- Development Manager
- Guest Suite
- Minimum Age 60
- Lift to all floors
- Lease: 125 years from 1989



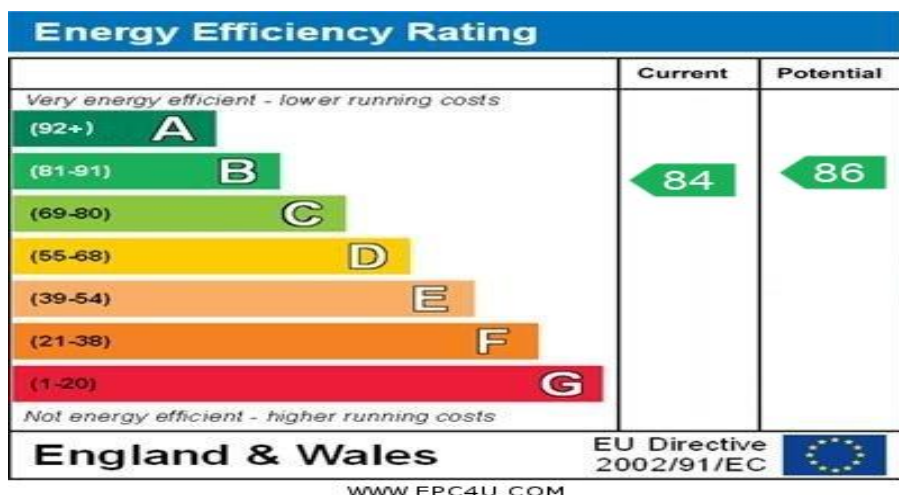
**For more details or to make an appointment to view, please contact
Mandy Bolwell**

Denehyrst Court, York Road, Guildford, GU1

Approximate Area = 463 sq ft / 43 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Retirement Homesearch Limited. REF: 1300034



For Financial Year Ending:

31/8/25

Annual Ground Rent:

£385.00

Ground Rent Period Review:

2027

Annual Service Charge:

£3,830.56

Council Tax Band:

D

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.