



**Chantries
& Pewleys**



Beckingham Place
Guildford



INTRODUCING

Flat 2 Beckingham Place

78A EPSOM ROAD, GUILDFORD, GU1 2BX

This lovely home features two well-proportioned double bedrooms, including a principal bedroom with its own en-suite shower room. The generous living room provides an inviting space to relax and entertain, while the well-appointed kitchen offers both practicality and charm, with ample storage and worktop space. A modern family bathroom completes the internal layout. Outside, the property benefits from a private garden - a rare feature for an apartment so close to town - along with one allocated parking space. For commuters, Guildford railway station is conveniently located just 1.4 miles away.



2 BEDROOMS



GROUND FLOOR



PRIVATE PATIO



ALLOCATED PARKING

Tenure: Leasehold

Lease Remaining - 106 Years

Service Charge - £2,811.25 PER ANNUM

Ground Rent - £300 PER ANNUM

Council Tax Band: E

EPC: C







Approximate Gross Internal Area 914 sq ft - 85 sq m





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