



6 Eversleigh, Buckingham Close, Guildford, Surrey, GU1 1TR





**, FLAT 6 - EVERSLEIGH BUCKINGHAM CLOSE,  
GUILDFORD, SURREY, GU1 1TR**

SPACIOUS FLAT IN EXCESS OF  
1,200 SQFT

TWO/THREE DOUBLE  
BEDROOMS

PURPOSE-BUILT  
DEVELOPMENT

LIFT ACCESS

CLOSE TO GUILDFORD'S HIGH  
STREET

MOMENTS FROM STOKE PARK  
STREET

RESIDENTS PARKING  
NO ONWARD CHAIN

GARAGE EN-BLOCK  
EPC: D



**A bright and spacious first floor  
apartment of approx. 1,240 sqft,  
set within a popular purpose-  
built development neighbouring  
Stoke Park and within easy reach  
of Guildford's town centre.**

**THE PROPERTY**

A bright and spacious first floor apartment, situated in a sought-after development and offering in excess of 1,200 sqft of accommodation. Buckingham Close is very conveniently situated close to Guildford's High Street and also, situated opposite Stoke Park & Gardens, Guildford's largest and most popular award-winning park with over 100 acres of open space and parkland.

Accommodation comprises: generous entrance hallway with storage/cloak cupboards; dual aspect living/dining room with feature electric fireplace; kitchen fitted with a modern range of white units and laminate work surfaces, integrated appliances to include a double oven and fridge/freezer and vinyl flooring; two/three double bedrooms; two of which have fitted wardrobes; newly fitted contemporary bathroom suite with large walk-in shower, basin with vanity units under; W.C., heated towel rail, fully tiled walls and tiled floor; separate W.C.

Ground Rent: N/A (Share of Freehold)

Lease: approx. 949 years remaining

Service/Maintenance Charge: £2,900 per annum (Subject to review)





## THE GROUNDS

This development sits within beautifully maintained landscaped communal gardens. A private garage is located in a block nearby. There is also a clothes drying area and recycling point.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.8 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 29 miles

HEATHROW AIRPORT | 21 miles

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Approximate Area = 1243 sq ft / 115.4 sq m  
 Garage = 121 sq ft / 11.2 sq m  
 Total = 1364 sq ft / 126.6 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

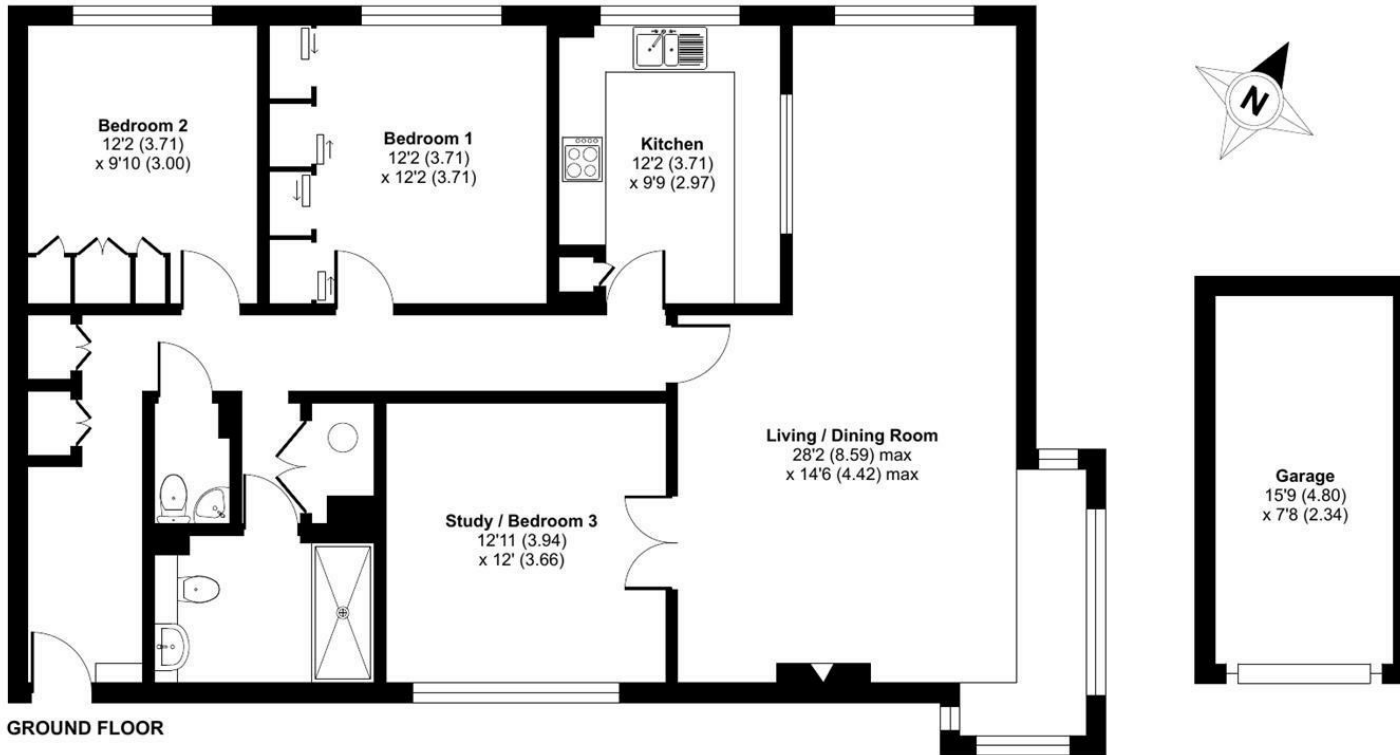
Guildford Borough Council

## COUNCIL TAX

Band: F

## SERVICES

All mains services connected



GROUND FLOOR

22nd September 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcheom 2023. Produced for Clarke Gammon. REF: 1037032

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 1TR)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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