



Flat 24 - The Shimmings, Boxgrove Road, Guildford, Surrey, GU1 2NG



## FLAT 24 - THE SHIMMINGS BOXGROVE ROAD, GUILDFORD, SURREY, GU1 2NG

HIGHLY-REGARDED  
LOCATION

OPPORTUNITY TO RE-STYLE

TWO STUDY/UTILITY AREAS

GARAGE IN BLOCK

CLOSE TO LOCAL SHOPS

IN EXCESS OF 1,200 SQFT

THREE DOUBLE BEDROOMS

GAS FIRED CENTRAL HEATING

WELL MAINTAINED GROUNDS

EPC: D



**An excellent opportunity to purchase a spacious three-bedroom top floor flat in this well-regarded development, allowing easy access to Guildford's town centre.**

### THE PROPERTY

The Shimmings is an established residential location situated in the much sought-after Boxgrove area of Guildford. The area is known for having good local shops and well regarded schools as well as convenient access to Guildford town centre.

This flat offers generous accommodation and many owners have adapted the floor space to reflect personal requirements. Currently the flat is laid out to offer three bedrooms; living/dining room; kitchen; two study areas (depending on requirement); bathroom with WC; separate cloakroom. The property is offered for sale with no onward chain, its own garage and is situated within communal grounds and gardens.

Lease: approx. 943 years remaining

Ground Rent: N/A (Share of Freehold)

Service/Maintenance Charge: £525 per half year (buildings & garage insurance approx. £317 per half year)



## THE GROUNDS

There are very well maintained grounds and landscaped communal gardens for residents use. The property benefits from a garage, which is located in a nearby block. Non-allocated residents parking available.

## 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 | 1.2 miles

LONDON ROAD STATION | 1.1 MILES

GUILDFORD MAINLINE STATION | 1.9 miles

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

HEATHROW AIRPORT | 20 miles

CENTRAL LONDON | 30 miles

# Boxgrove Road, Guildford, GU1

Approximate Area = 1246 sq ft / 115.7 sq m  
 Garage = 142 sq ft / 13.2 sq m  
 Total = 1388 sq ft / 128.9 sq m  
 For identification only - Not to scale

## LOCAL AUTHORITY

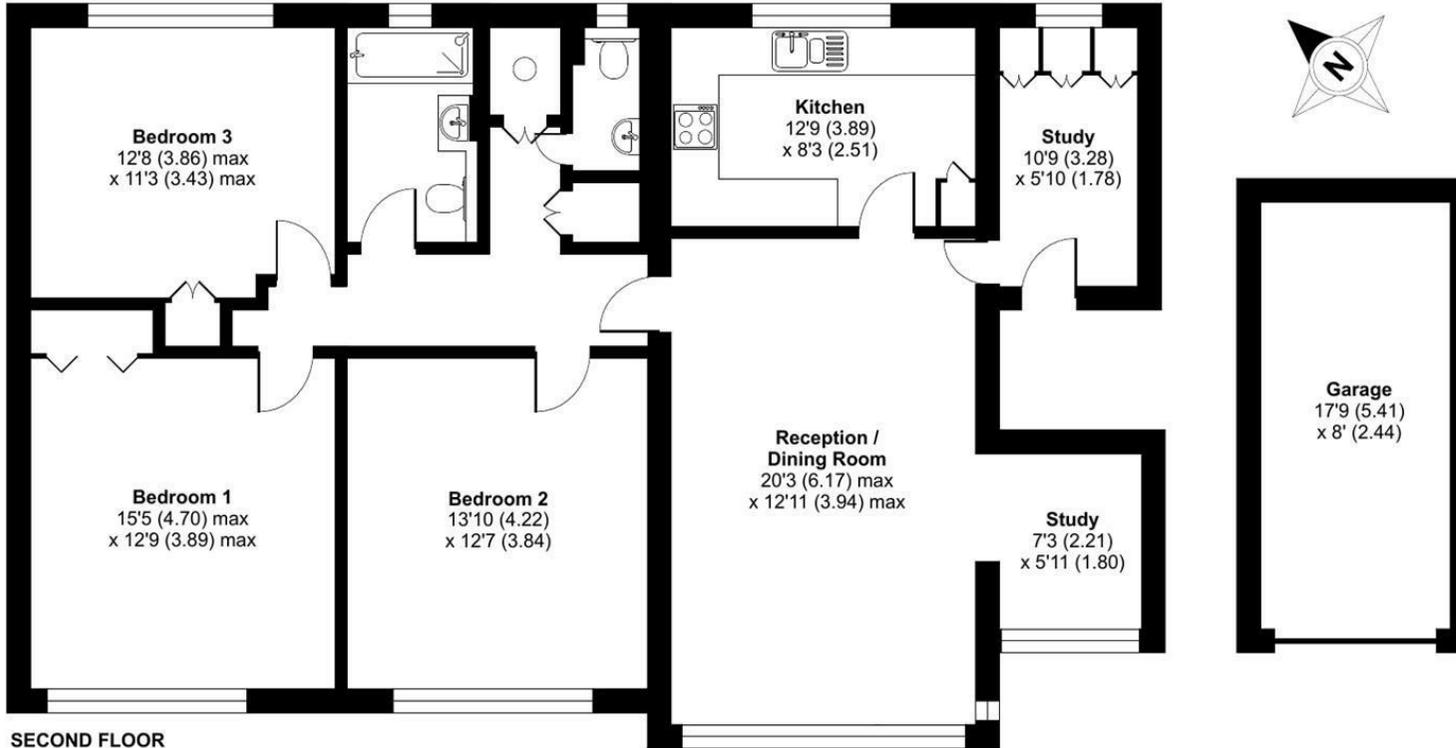
Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

Mains water, electricity, mains drainage  
 gas central heating



23rd July 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	79
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n2hcom 2023. Produced for Clarke Gammon. REF:955101

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF (Post Code): GU1 2NG

## 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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