



3 Manville Court, Shalford, Guildford, Surrey, GU4 8EL





## Property Description

- No Chain
- 2 bedrooms
- En suite and family bathroom
- Modern kitchen
- Gas fired central heating
- Garage and parking
- Share of freehold

Superbly presented by the present owners this spacious ground floor apartment is being sold with the advantage of no on going chain, a long lease and a share of the Freehold.

The accommodation comprises a spacious living room, 2 bedrooms with the master bedroom benefiting from en suite shower and a family bathroom with separate wc. all complimented by gas fired central heating and double glazing.

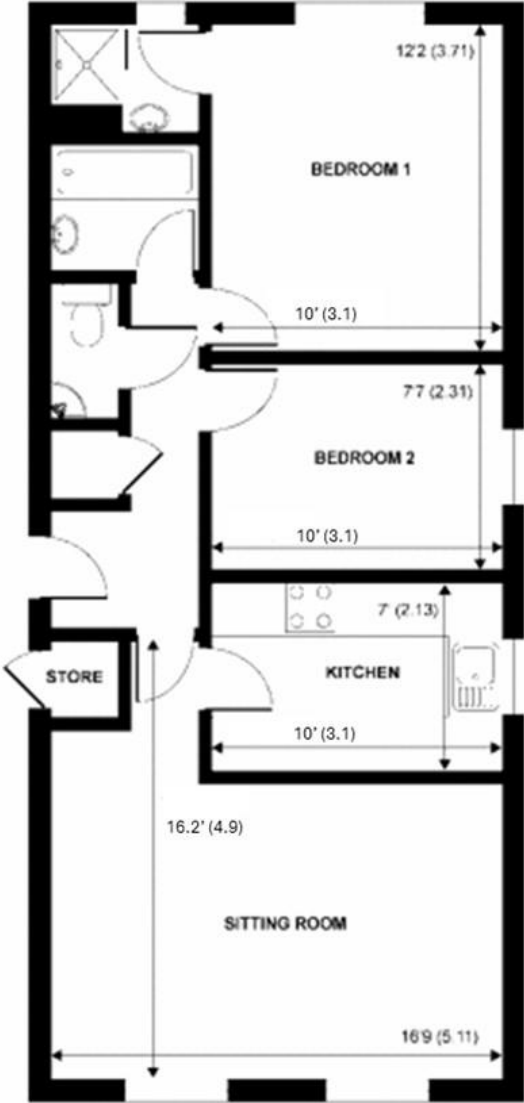
The property is set in a private location with a communal garden and has the advantage of a garage and further visitors parking all situated with walking distance of Shalford village centre with its picturesque cricket green, local shops and train station.

Lease – 999 from 1981

Service charge - £150 per month



# Horsham Road, Shalford



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



**GROUND FLOOR**  
abt 650 SQFT (INTERNAL)

APPROX. GROSS INTERNAL FLOOR AREA 650 SQ FT 60.3 SQ METRES (EXCLUDES STORE & GARAGE)