



**Chantries
& Pewleys**



Victoria Court
Shalford



INTRODUCING

4 Victoria Court

STATION ROW, SHALFORD,
SURREY, GU4 8BZ

Offered to the market with no onward chain, this two-bedroom first floor maisonette is conveniently located in the centre of Shalford; a pretty, semi-rural village on the edge of Guildford. Accessed via a private front door and staircase, the apartment is well presented and tastefully decorated throughout. Offering well-proportioned accommodation, the apartment comprises a large living/dining room, well-appointed kitchen, modern bathroom and two double bedrooms.



2 DOUBLE BEDROOMS



GOOD-SIZED LIVING/DINING ROOM



BATHROOM



NO ONWARD CHAIN

Tenure: Leasehold. 103 Lease remaining.

Ground rent: £50 pa

Council Tax Band: C

EPC: D

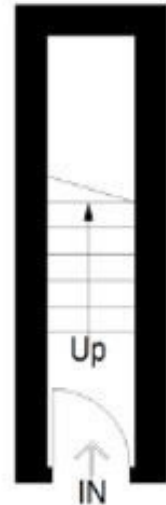




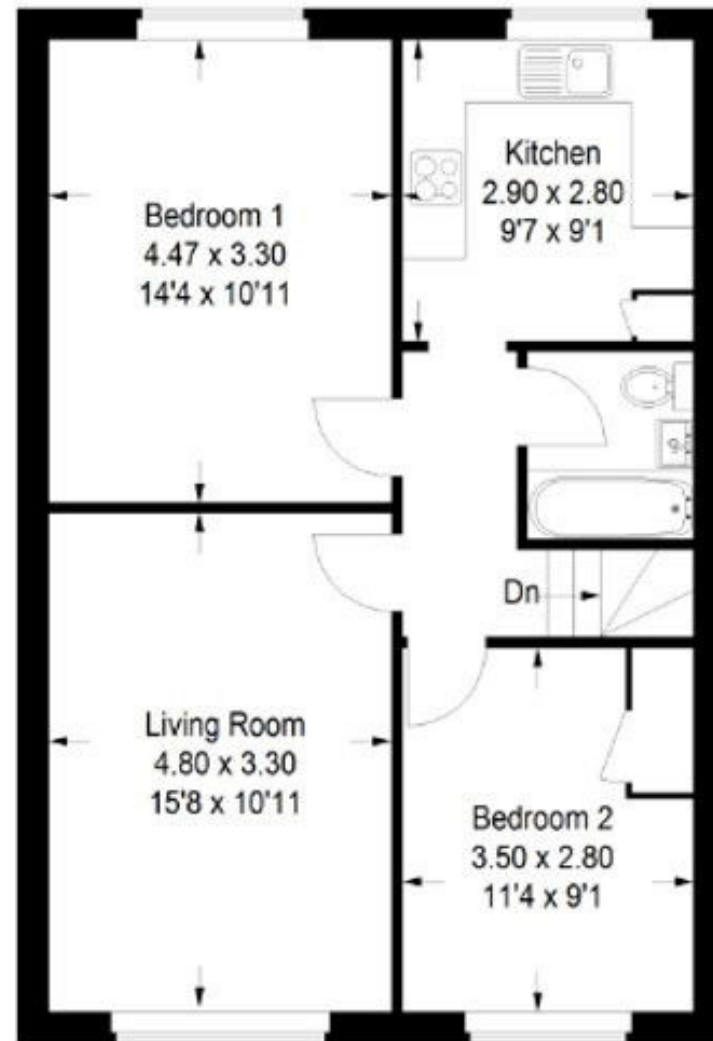
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Approximate Gross Internal Area
Lower Ground Floor = 3.5 sq m / 38 sq ft
Ground Floor = 58.9 sq m / 634 sq ft
Total = 62.4 sq m / 672 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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



First Floor



01483 304344
Shalford@chantriesandpewleys.com
Richmond House, 6 Station Row, Shalford GU4 8BY