



Boxgrove Court 144 London Road, Guildford GU1 1UF







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Asking price £309,995
Share of Freehold

This immaculate first floor conversion apartment is situated just by Stoke Park in this imposing period building with residents/visitor parking and a communal garden. The property is light and spacious and positioned to the rear of the building backing east. Features include high ceilings and two large bayed windows to the living space and main bedroom. Since selling to my client in 2021 many improvements have been made to include re-plastering, double glazing and new electric radiators. The whole interior is redecorated and updates have been made to the electrical system. One of the stand out features of this well presented home is the window box seating to the bay window in the living space that is open plan to the kitchen area/dining area. The shower room is tiled with a white suite and powered electric shower. To summarise an ideal first time buy close to Stoke Park, the town and London Rd station.



- Share of freehold - Residents own the freehold
- First floor
- Two Bedrooms
- Parking and communal garden
- Recently double glazed
- EPC - E
- Council tax - C
- Lease - 900 plus years
- Service charge including buildings insurance - £1380 PA
- No ground rent





This two bedroom first floor apartment is situated within Boxgrove Court, just 1 mile from the Upper High Street and just across the road from Stoke Park. London Road station is a pleasant walk alongside the park. This is an ideal location just outside of the town and only 1.2 miles to the A3 London bound at Burpham. The building in recent times has been the subject of a regeneration with an active owner management board in charge of the maintenance of the building.



COLLINS

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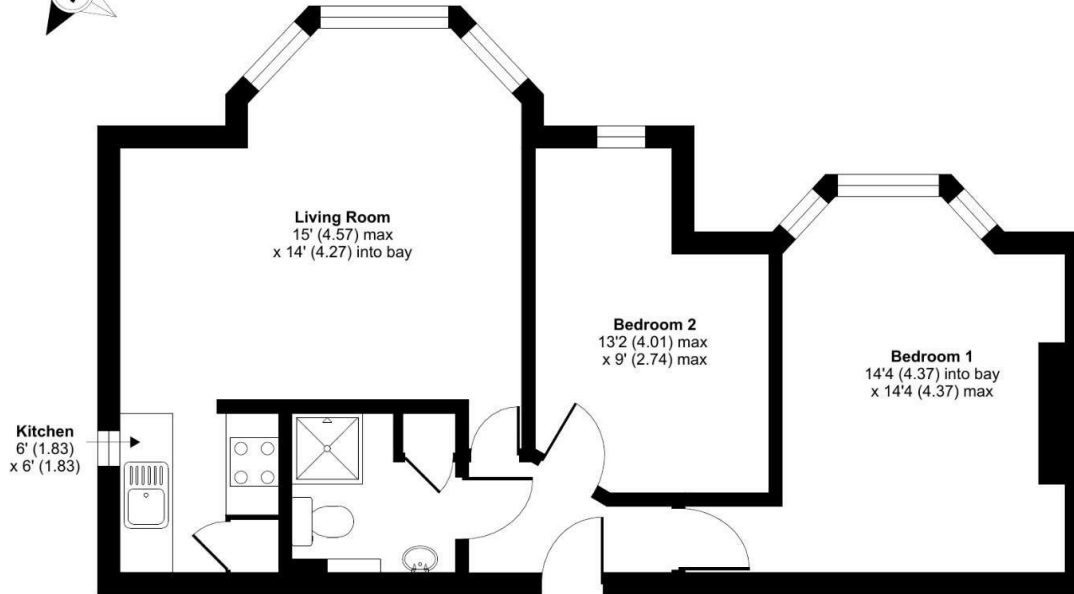
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London Road, Guildford, GU1

Approximate Area = 563 sq ft / 52.3 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2025, Produced for Mark Collins (Guildford) Limited. REF: 1340080



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