

1 CASTOR COURT

Chilworth

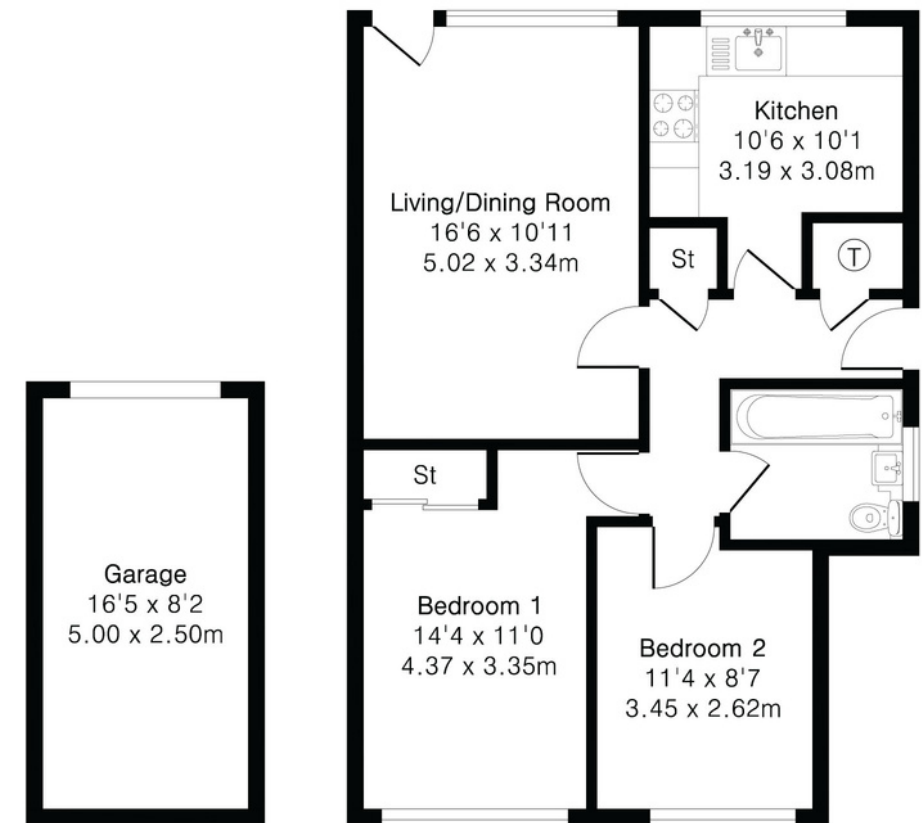


Chantries
& Pewleys

ESTATE AGENTS



**Approximate Gross Internal Area 633 sq ft - 59 sq m
(Excluding Garage)**
Garage Area 135 sq ft – 13 sq m



Garage

Ground Floor

AT A GLANCE

No chain

Ground floor maisonette

2 double bedrooms

Sitting room with door to garden

Modern fitted kitchen and bathroom

Garage and parking

Private rear and front gardens

Tenure: 91 year Lease with a share of Freehold.

Ground rent: £15 per annum.

Council Tax Band: C.

EPC: D



Set in a highly sought after mature location in the heart of the Surrey Hills yet only a 15 minute drive and bus journey to Guildford town centre this ground floor maisonette comprises 2 double bedrooms, a 16ft rear aspect sitting room with direct access to the rear garden, a modern fitted kitchen with built in appliances and a modern bathroom.

What sets this property apart is that it comes with a private, enclosed rear garden and an open plan front garden, a garage and parking and also benefits from a share of the freehold and very low running costs. Within a short walk St Marthas Hill, The Channies and Blackheath you are able to access miles of open countryside and woodland and are ideally located within walking distance of Chilworth train station, village shop and The Percy Arms Pub with its restaurant and pub garden.



Chantries & Pewleys

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