



PROPERTY DETAILS

Flat 5, Boundary House, Kings Road, Shalford

- Very well presented first floor flat
- Modern kitchens and bathroom
- Popular location close to station
- Off street parking for one car
- Good sized bedrooms



2



1



C



Allocated



GU4 8LE





Flat 5, Boundary House, Kings Road, Shalford GU4 8LE

This property is a modern apartment with 2 good sized bedrooms situated in the popular village of Shalford on the outskirts of Guildford. With views overlooking the village green and adjacent to all amenities including eateries, shops and excellent transport links.

Boundary House is a small development benefitting from a private car park, shared residents garden and cycle store. Flat 5 is situated on the first floor and enjoys pleasant views of the area.

From the communal entrance, stairs lead to the first floor landing where the entrance to Flat 5 may be found. Once inside a bright hallway leads to all principal rooms.

The outlook from the living room is a key feature, accentuated by the full height glazed door which opens to reveal a 'Juliette balcony' and distant views across the village green. There is a separate kitchen, fully refurbished in 2020 with a range of appliances including a gas hob, electric fan oven, fridge-freezer and dishwasher.

The master double bedroom has a rear aspect and the good size second bedroom shares the front aspect and would alternatively make an excellent home office. The bathroom has been refurbished with a modern, white suite and airing cupboard containing a washer-drier. The property is let unfurnished.



Shalford train station is within a 2-minute walk with regular services to Guildford and onward connections to London Waterloo. London Gatwick airport can be reached in under an hour by train also. Excellent local amenities include a post office, convenience store, pubs, restaurants and the popular 'Snooty Fox' café. Guildford town centre is less than 2 miles away offering a wide range of shopping and leisure opportunities as well as excellent schools and entertainment venues.

Viewing is highly recommended to appreciate the convenience and presentation of this property.



Council Tax Band D (www.guildford.gov.uk)
EPC C (October 2019)

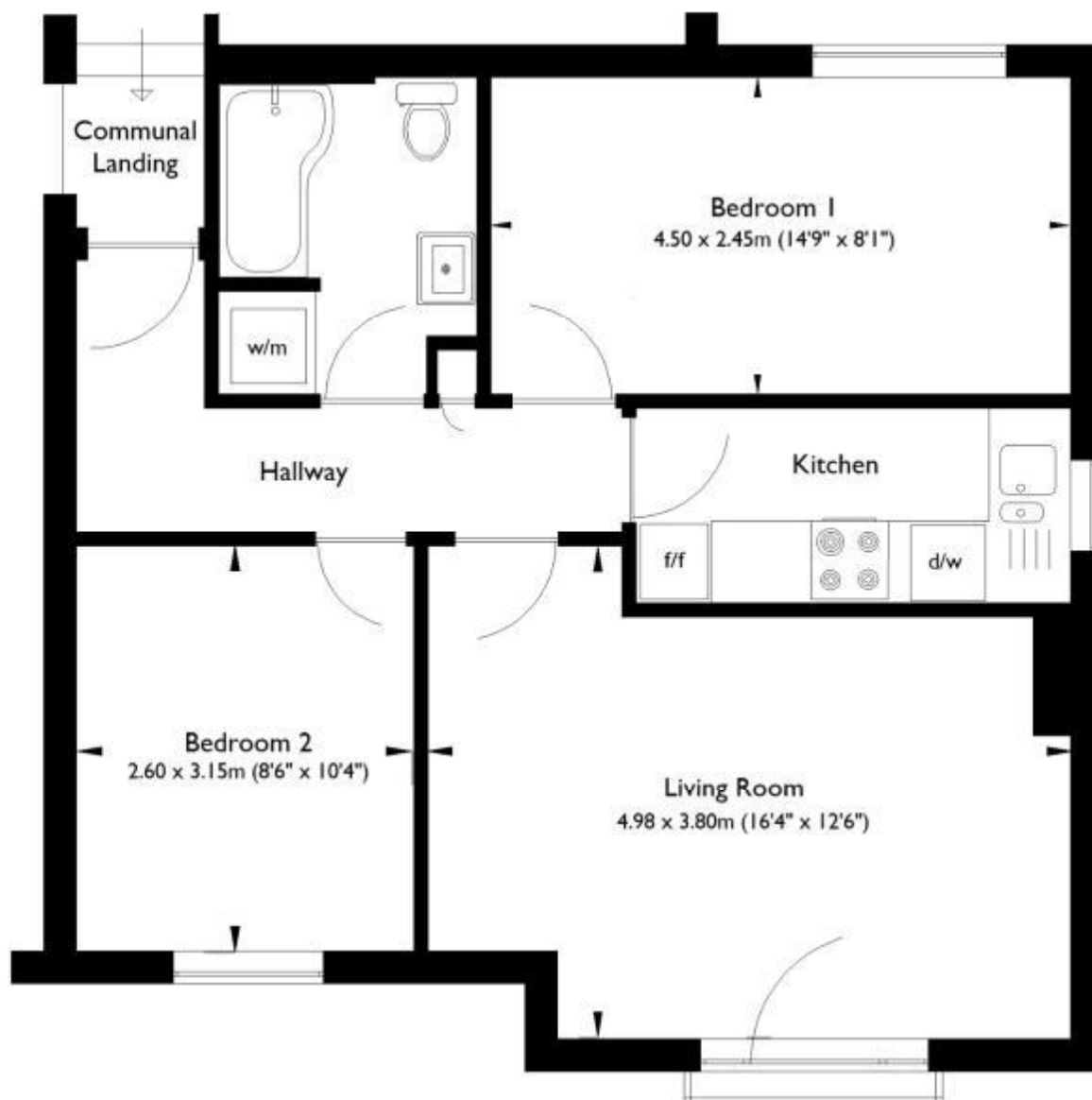


- Restrictions
- No smoking or vaping is permitted within the property, nor any communal areas.
 - This property is not appropriate for pets.
 - Only persons applying and named on any tenancy agreement may reside at the property.
 - Other restrictions may apply. Full details available on request.
- Security
- A deposit equivalent to 5 weeks rental will be required subject to status.
- Deposit
- Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.
- Reservation
- In order to reserve the property we ask for a Goodwill Deposit of £250, refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway.





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This floorplan has been prepared for illustrative purposes only and should not be relied upon for exact dimensions.

Gross Internal Area :
52.5 sqm (approx 565 sqft)