



## 24 Condor Court, Guildford, Surrey. GU2 4BP

- Three Bedrooms
- Two Bathrooms
- Town Center Location
- Split Level
- No Onward Chain
- Gas Central Heating
- Parking
- Must Be Seen
- Lounge
- Walking Distance To Mainline Station



### PROPERTY DESCRIPTION

This top floor split level flat is conveniently located right in the heart of Guildford town centre with only a few minutes walk to the High Street which offers an extensive range of shopping and recreational facilities. Benefits include lounge, fitted kitchen, shower room and bedroom on the first floor whilst the second floor benefits from two bedrooms and another bathroom. Further benefits include gas central heating, storage and parking. The property is also within a short walk of Guildford mainline station offering a frequent service to London Waterloo. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Communal Entrance

Steps to upper floors

### Upper Floor

#### Communal Landing

Door to flat

#### Entrance Hall

Stairs to first floor. storage cupboards, one housing space for appliance, doors to:

#### Kitchen

Front aspect window, range of eye and base level units, space for appliances.

#### Lounge

Rear aspect window, feature fireplace (NOT IN USE) radiator

#### Bedroom

Front aspect window, radiator

#### Shower Room

Rear aspect frosted window, fully tiled, low level w.c, shower, wash hand basin

### First Floor

#### Landing

Doors to:

#### Bedroom

Rear aspect window. radiator

#### Bedroom

Front aspect window, radiators, fitted wardrobe

### Bathroom

Frosted window, fully tiled, wall mounted heated towel rail, wash hand basin, low level w.c

### Outside

#### Communal Grounds

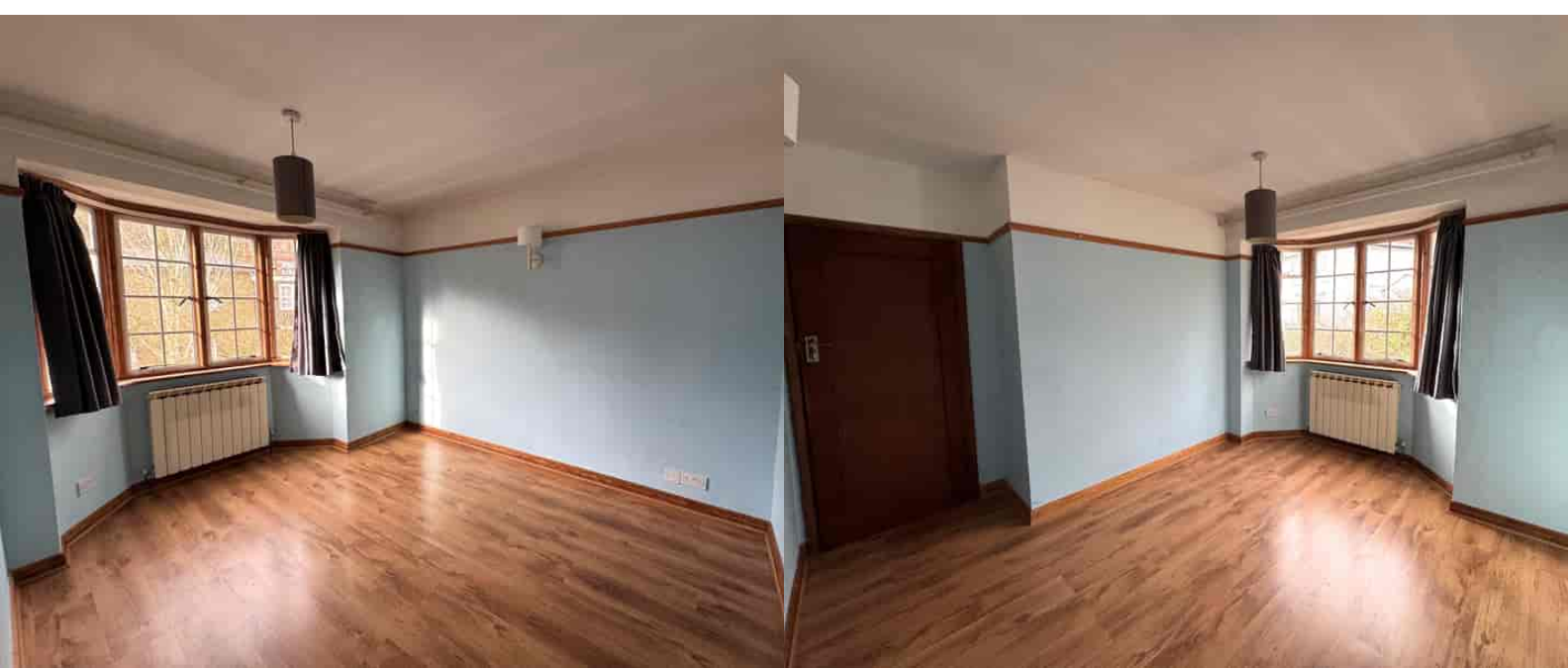
Parking

### Lease & Charges

Service Charge : £182.76 P/M

Lease Length: 4th September 2013 until 24th

December 2179, 166 yrs remaining.

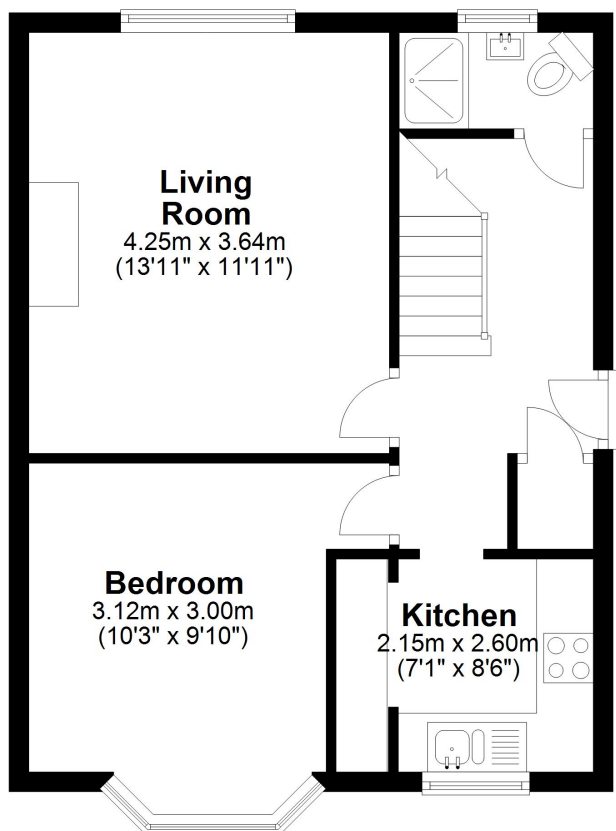


# FLOORPLAN



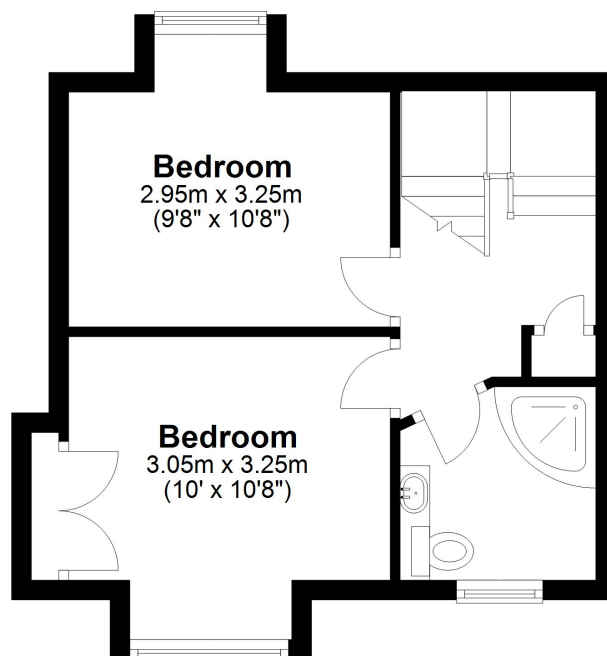
## Ground Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



## First Floor

Approx. 28.4 sq. metres (305.8 sq. feet)



Total area: approx. 71.2 sq. metres (766.3 sq. feet)