



Flat 17, 83 The Cloisters, London Road, Guildford, Surrey. GU1 1FY

- Gated Development
- Parking
- Two Bathrooms
- Lounge
- Fitted Kitchen
- Gas Central Heating
- Double Glazed
- Convenient Location
- No Onward Chain
- Two Bedrooms



PROPERTY DESCRIPTION

Situated in a gated development in the ever popular location of Burpham this well presented ground floor flat comes to the market with direct access to communal grounds. This lovely home offers a fitted kitchen, lounge/diner, two bedrooms one with en suite and further bathroom. Further benefits include gas central heating, double glazing and parking. Local amenities are nearby as are bus routes and A3 links but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs and lift to upper floors.

First Floor

Landing

Door to flat

Lounge

Double glazed window, radiator

Bedroom

Double glazed window, radiator, door to:

En Suite

Frosted double glazed window, part tiled walls, shower cubicle, low level w.c

Bedroom

Double glazed window, radiator

Bathroom

Part tiled walls, low level w.c. wash hand basin over vanity unit.

Outside

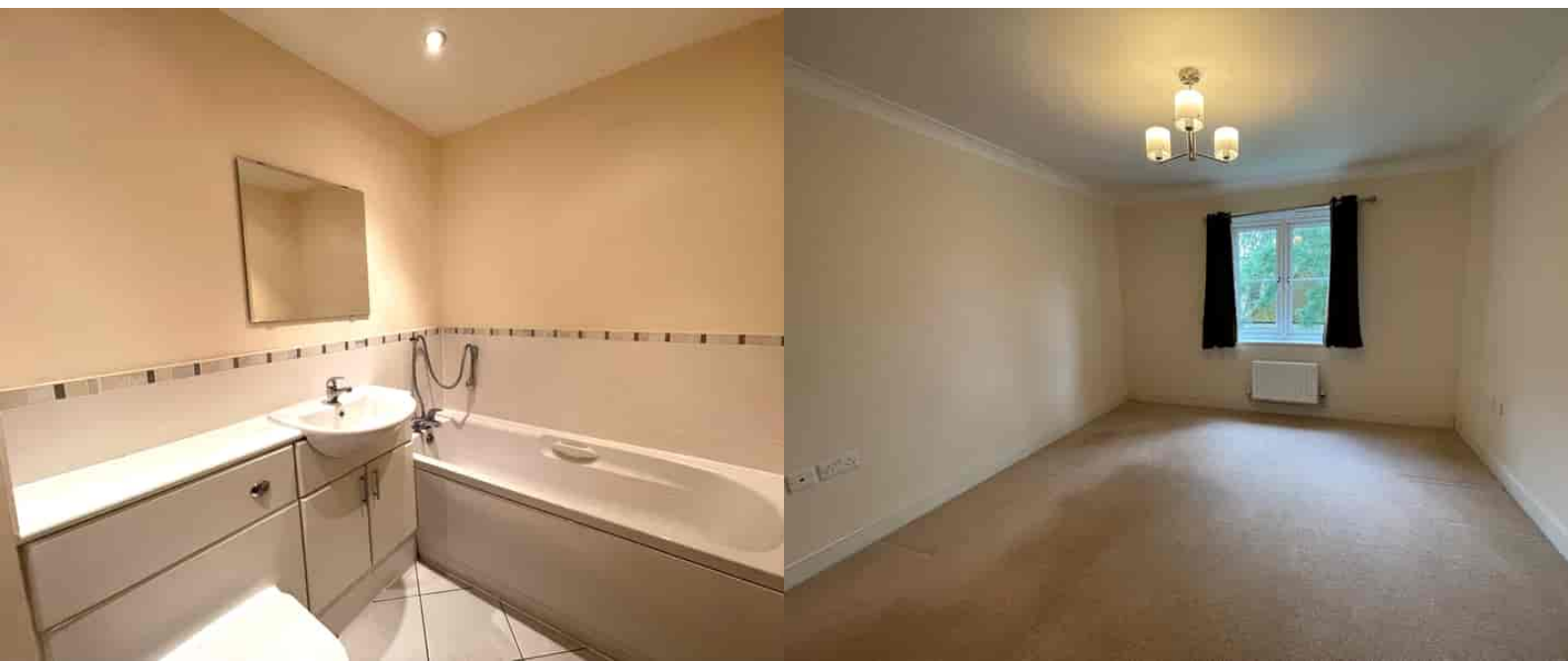
Parking

Charges

Lease 155 years from 31/12/2005

Ground Rent £275

Services £ 914.72 , 3/2023 and £993.80 9/23

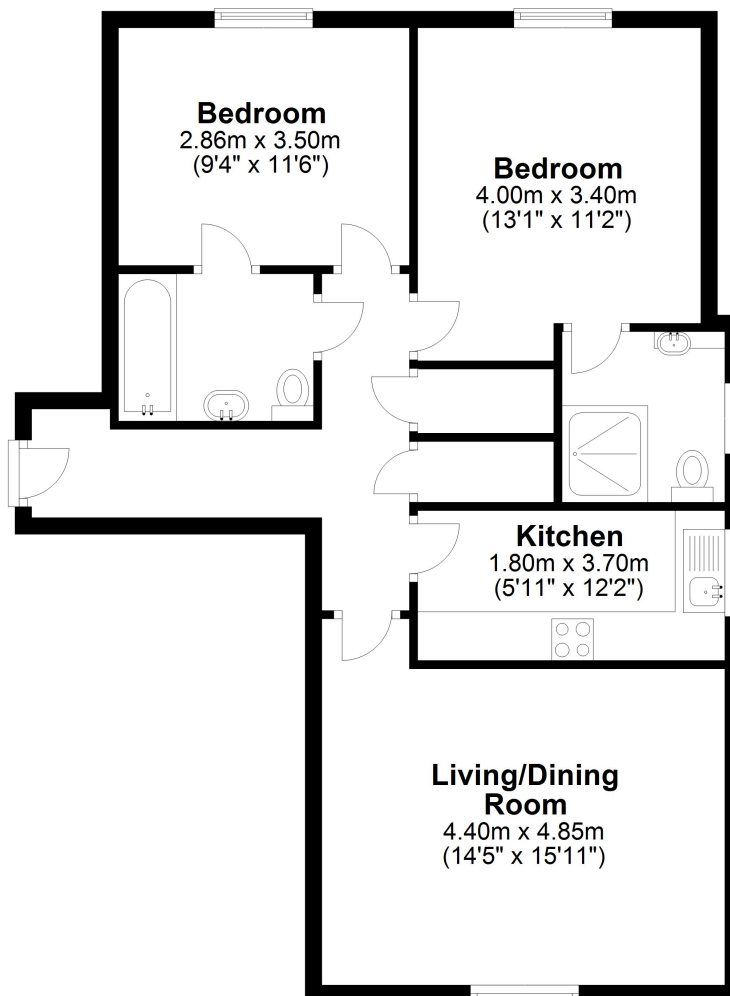


FLOORPLAN



First Floor

Approx. 70.4 sq. metres (758.2 sq. feet)



Total area: approx. 70.4 sq. metres (758.2 sq. feet)

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