



23 Bishops Court, Mount Pleasant, Guildford, Surrey. GU2 4HY

- Modernisation Needed
- Generous Lounge
- Bathroom
- Lift Access
- Double Bedroom
- Balcony
- Convenient Location For Main Line Staion
- Walking Distance To Town Centre
- Investment Opportunity
- No Onward Chain



PROPERTY DESCRIPTION

Situated within walking distance of Guildford Town centre and main line station this flat comes to the market in need of modernisation, offering a buyer a chance to really stamp their mark or as a potential investment opportunity. Benefits include, lift access, generous lounge, kitchen, balcony, double bedroom and bathroom. Further benefits include lower ground storage and parking. Local amenities are nearby as is the Town centre. 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

Fifth Floor

Communal Landing

Door to flat

Entrance Hall

Doors to:

Lounge

Side and rear aspect window

Kitchen

Door and window , range of units, space for appliances

Bedroom

Side aspect window.

Bathroom

Panel enclosed bath, low level w.c, wash hand basin.

Lease & Service Charge

Service Charge Circa £1000 P/A

Ground Rent Peppercorn (TBC)

Lease Term Remaining Approx 88yrs

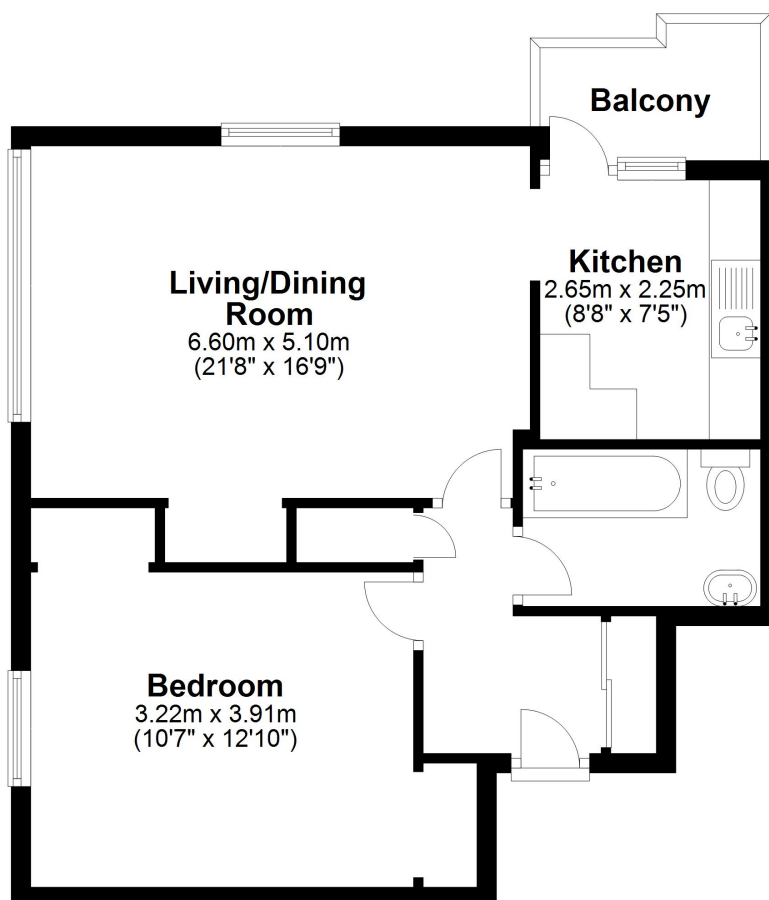


FLOORPLAN



Fifth Floor

Approx. 57.5 sq. metres (618.5 sq. feet)



Total area: approx. 57.5 sq. metres (618.5 sq. feet)

Guildford Office
12c, Worplesdon Road, Guildford, GU2 9RW
01483 576300
info@hippsestateagents.co.uk