

7 Stratton Court, GUILDFORD, Surrey. GU2 9SE

- Must Be Seen
- Double Glazed
- Garage
- Convenient location
- Very Well Presented
- Four Piece Bathroom Suite
- Ground Floor
- Two Bedrooms
- Open Plan Fitted Kitchen/Living Space
- Gas Central Heating



PROPERTY DESCRIPTION

This conveniently located and very well presented ground floor flat comes to the market offering a lovely open plan kitchen/living area , two bedrooms, and four piece bathroom suite. Further benefits include gas central heating, double glazing, parking and garage in a block. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs to upper floors

Entrance Hall

Storage areas, doors to:

Open Plan Kitchen/Living Room

Rear aspect double glazed window, range of eye and base level units, built in and space for appliances, space to dine, radiator

Bedroom One

Front aspect double glazed window, radiator

Bedroom Two

Rear aspect double glazed window, radiator

Bathroom Two

Frosted double glazed window, separate shower unit, bath, low level w.c, wash hand basin, tiled walls, wall mounted heated towel rail

Outside

Garage

In adjacent block

Lease And Charges

Lease details: 99 yrs from May 2019 - 92yrs remaining.

Service charge 25-26 £1,831.92

Ground rent Approx £150 P/A

Communal Gardens

Mainly lawn areas

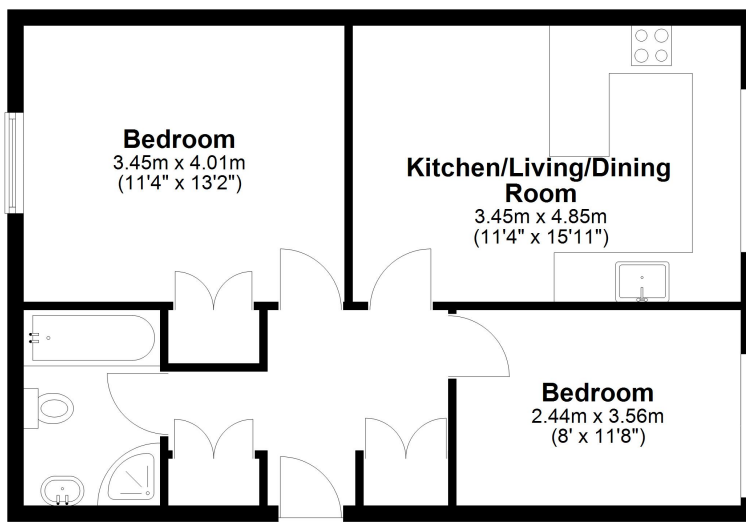


FLOORPLAN



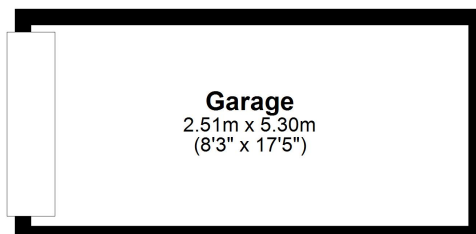
Ground Floor

Approx. 53.7 sq. metres (578.3 sq. feet)



Garage

Approx. 13.3 sq. metres (143.2 sq. feet)



Total area: approx. 67.0 sq. metres (721.5 sq. feet)