



## 4 Reeve Court, Tarragon Drive, Guildford, Surrey. GU2 9YS

- Must Be Seen
- Shower Room
- Ground Floor
- Double Bedroom
- Retirement Flat
- Over 60's Only
- Lounge
- Lovely Kitchen
- Communal Grounds
- Communal Lounge



#### PROPERTY DESCRIPTION

Situated in the ever popular Reeve court this well presented ground floor flat for the over 60's comes to the market offering a lovely fitted kitchen, shower room, double bedroom and lounge. Further benefits include emergency pull cords, double glazing, communal laundry room , communal lounge and well maintained communal grounds. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



## ROOM DESCRIPTIONS

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### Ground Floor

#### Communal Entrance Hall

Doors to Manager office, communal laundry room and communal lounge

#### Entrance Hall

Storage cupboard, doors to:

#### Lounge

Double glazed window, storage heater

#### Kitchen

Range of units, roll top surface, space for appliances

#### Bedroom

Double glazed window, fitted wardrobes, storage heater

#### Shower Room

Part tiled walls, wall mounted towel rail, shower unit, low level w.c, wash hand basin

### Outside

#### Communal Grounds

Well maintained ground space to sit and parking

#### Lease Terms, Ground Rent & Service Charges

Lease: Granted 29th September 1983 To Run For 125yrs, Approx 82 Yrs Remaining

Ground Rent: Due 1st October 2026, £100.00, Increases By £50 Every 25 Yrs

Monthly Service Charge : £184.08 To Be Paid In Advance Per Calendar Month

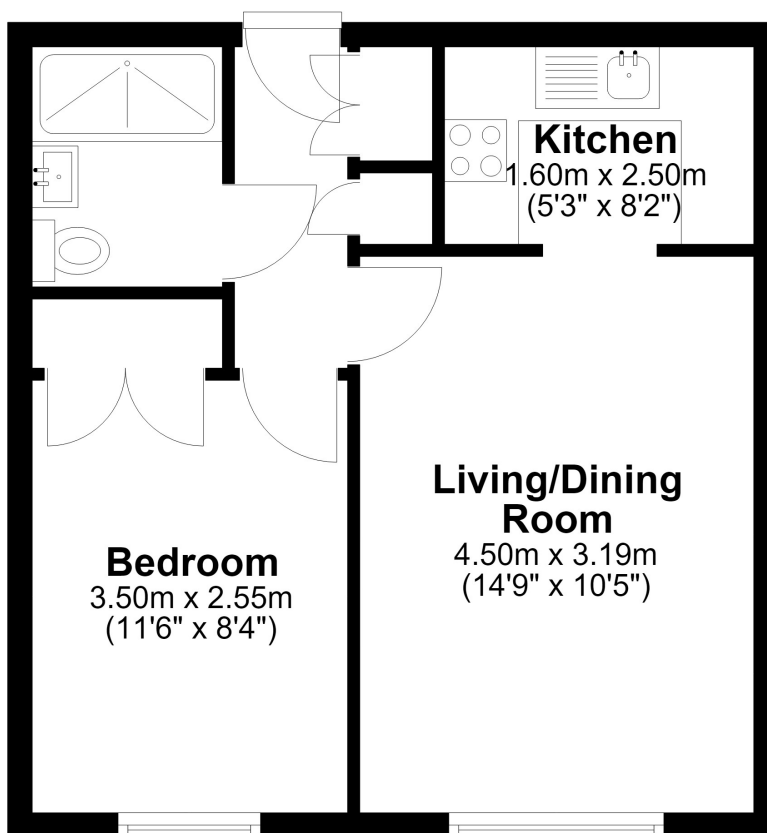


## FLOORPLAN



### Ground Floor

Approx. 36.2 sq. metres (389.5 sq. feet)



Total area: approx. 36.2 sq. metres (389.5 sq. feet)