



2 Eversleigh, Buckingham Close, Guildford, Surrey



## 2 EVERSLEIGH BUCKINGHAM CLOSE GUILDFORD SURREY GU1 1TR

Garage en-block

Beautiful communal gardens

No onward chain

Two double bedrooms

Close to Stoke Park

Residents parking

Access onto the gardens

Easy access to Guildford's  
High Street

Purpose-built development

Separate Kitchen



**A bright and spacious ground floor apartment of around 1,200 sqft , set within a popular development neighbouring Stoke Park and within easy reach of Guildford's town centre.**

### THE PROPERTY

2, Eversleigh is a newly refurbished 2 bedroom ground floor apartment situated in sought-after Buckingham Close and offering in excess of 1,200 sq ft of living space. Buckingham Close is very conveniently situated close to Guildford town centre and also situated opposite the ever popular Stoke Park which offers in excess of 100 acres of open space and parkland.

Accommodation for 2, Eversleigh comprises: generous entrance hallway with storage cupboards; dual aspect living/dining area; separate kitchen with modern kitchen units and roll top work surface, a range of built in appliances, multi-function Neff microwave and separate oven, newly fitted bathroom suite with rainfall shower, separate W.C and two double bedrooms with wardrobes.



## THE GROUNDS

This development sits within beautifully maintained landscaped communal gardens. A private garage is located in a block nearby. There is also a clothes drying area and recycling point.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.8 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

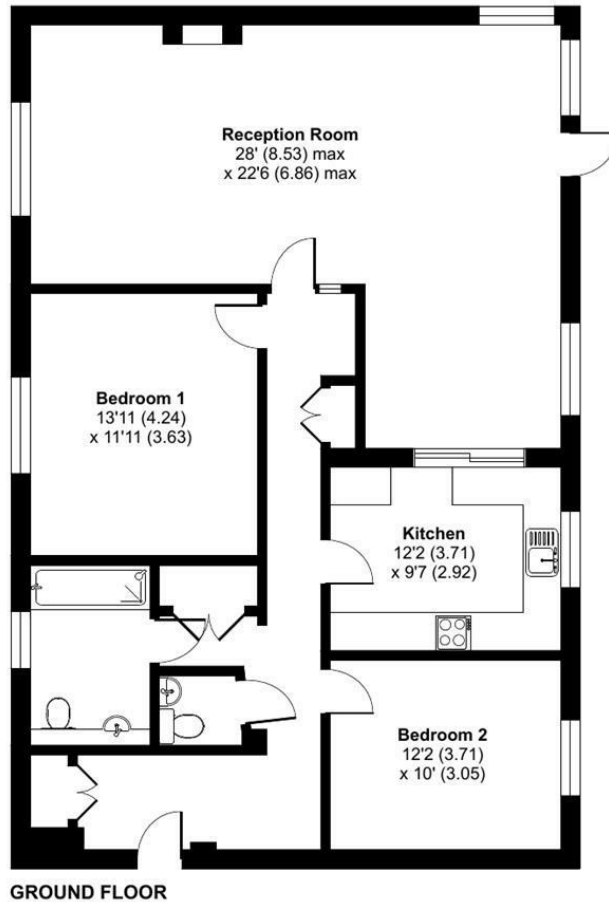
CENTRAL LONDON | 29 miles

HEATHROW AIRPORT | 21 miles

# Buckingham Close, Guildford, GU1

Approximate Area = 1218 sq ft / 113.1 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Guildford Borough Council


## COUNCIL TAX


Band F

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

30th January 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Clarke Gammon. REF: 940191

## CG GUILDFORD OFFICE

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## DIRECTIONS

Sat Nav Ref - GU1 1TR

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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