



11 Eversleigh, Buckingham Close, Guildford, Surrey, GU1 1TR

CLARKE



GAMMON

**11 EVERSLEIGH BUCKINGHAM CLOSE
GUILDFORD SURREY GU1 1TR**

Garage en-block	Residents parking
Beautiful communal gardens	Two double bedrooms
Communal lift	No onward chain
Easy access to Guildford's High Street	Separate Kitchen
Purpose-built development	Close to Stoke Park



A bright and spacious top floor apartment of around 1,250 sqft , set within a popular development neighbouring Stoke Park and within easy reach of Guildford's town centre.

THE PROPERTY

This spacious two bedroom top floor apartment is situated in sought-after Buckingham Close, offering in excess of 1,240 sqft of living space. Buckingham Close is 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 Flat 11, Eversleigh comprises: large entrance hallway with storage cupboards; dual aspect living/dining area; separate kitchen, white wooden fronted cupboards with a brown rolltop kitchen work surface, a range of built in appliances, Bosch integrated oven and grill, Bosch washing machine , dishwasher; family bathroom with a walk in shower, basin built into the vanity unite, W.C and two double bedrooms; bedroom one is fitted with a built in wardrobe and drawers.

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.



LEASE INFORMATION

Lease: Approximately 949 years remaining
Ground Rent: N/A (Share of Freehold)
Service/Maintenance Charges: approx.
£3,975 per annum

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 = 1249 sq ft / 116 sq m
 Outbuilding = 128 sq ft / 11.8 sq m
 Total = 1377 sq ft / 127.9 sq m

For identification only - Not to scale

LOCAL AUTHORITY

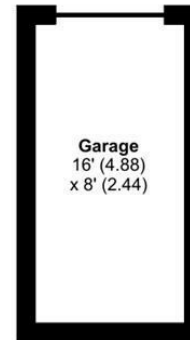
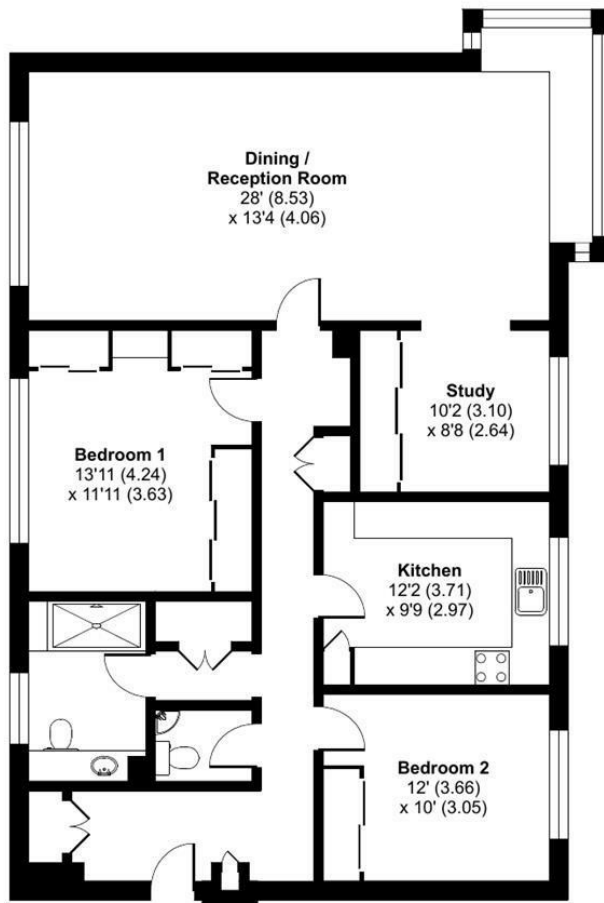
Guildford Borough Council

COUNCIL TAX

Band F

SERVICES

Mains water, electricity, mains drainage
 gas central heating



GROUND FLOOR

23rd January 2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©ntchecom 2023. Produced for Clarke Gammon. REF: 937628

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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T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
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AUCTION ROOMS
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