



**Flat 14 - Edgeborough Court, Upper Edgeborough  
Road, Guildford, Surrey, GU1 2BL**



**FLAT 14 - EDGEBOROUGH COURT,  
UPPER EDGEBOROUGH ROAD, GUILDFORD,  
SURREY, GU1 2BL**

PURPOSE-BUILT  
DEVELOPMENT

TWO BATHROOMS

MODERN KITCHEN WITH  
APPLIANCES

GARAGE

NO ONWARD CHAIN

TWO DOUBLE BEDROOMS

LARGE RECEPTION ROOM

GAS FIRED CENTRAL HEATING

OFF-STREET PARKING

PRIME RESIDENTIAL  
LOCATION



**An excellent two bedroom  
ground floor apartment forming  
part of a sought-after courtyard  
development in an excellent  
residential location close to the  
town centre and Merrow Downs.**

Edgeborough Court is a sought-after courtyard development located in an extremely well favoured residential area of Guildford, situated conveniently close to the town centre and Merrow Downs.

Number 14 Edgeborough Court is a well presented ground floor apartment, which has been well maintained over the years and has been the subject of upgrading and improvement. Since construction, the bright and spacious apartment now benefits from a modern fitted kitchen as well as new bathroom and en-suite shower room. The kitchen comprises a good range of eye level wall cupboards and matching base units with a roll top work surface as well as an integrated double oven and built-in fridge/freezer. The two generous bedrooms both have built-in wardrobes with mirror fronts. Double doors lead to the reception room which enjoys a pleasant aspect over the courtyard gardens. The apartment has a gas fired central heating system. Offered for sale with immediate vacant possession Clarke Gammon strongly recommend an early inspection.

Service/Maintenance Charge - £2,196.00 per annum

Ground Rent: N/A (Share of Freehold)

Lease: 999 years from 25/10/2011



## GROUND & GARDENS

Very well maintained gardens provide a perfect setting for Edgeborough Court. A central courtyard area comprises shaped areas of lawn as well as feature raised beds and borders containing a wide variety of plants and shrubs. Hard pathways provide access to the apartments as well as providing space for pot plants/tubs and benches (subject to permission).

The remainder of the grounds are mostly laid to lawn whilst the tarmac driveway provides access to the garages and formal parking spaces. The curtilage of Edgeborough Court is well defined by mature hedgerow, fencing and trees.

## 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 | 0.5 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1.4 miles

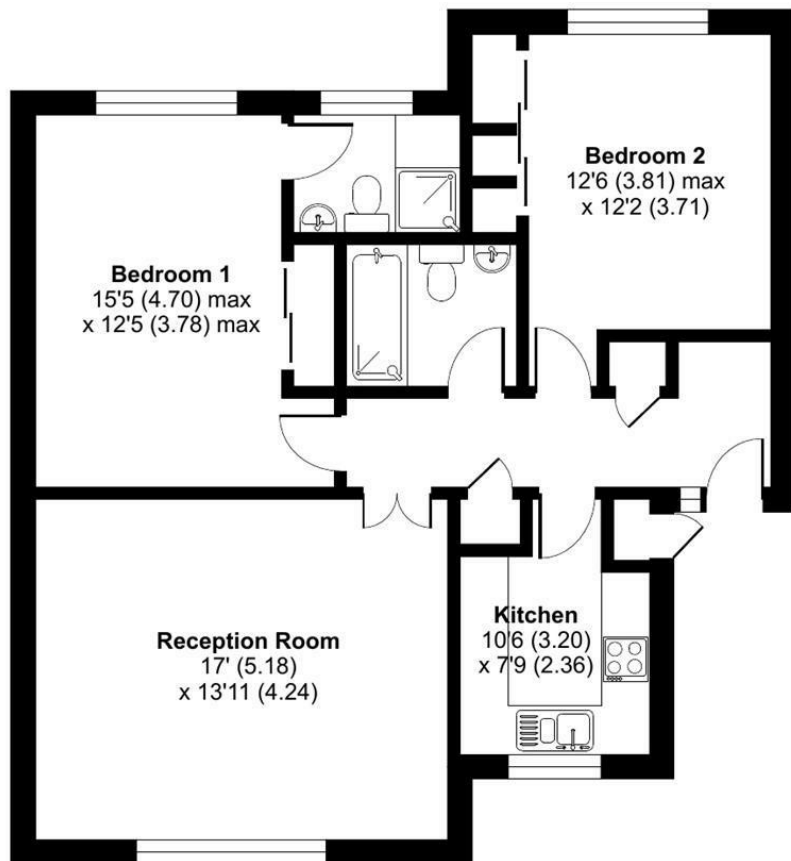
LONDON WATERLOO | from approx. 35 minutes by train  
(from Guildford mainline station)

HEATHROW | 33 miles

CENTRAL LONDON | 30 miles



# Upper Edgeborough Road, Guildford, GU1



GROUND FLOOR

Approximate Area = 844 sq ft / 78.4 sq m

Garage = 129 sq ft / 12 sq m

Total = 973 sq ft / 90.4 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX


Band: E

## SERVICES

All mains services connected

22nd May 2024

## 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>                            |   | 76        |
| (55-68) <b>D</b>                            | 64  |           |
| (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  |           |



Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1093025

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 2BL)

## 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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