



Flat 4 - Berkeley Court, London Road, Guildford, Surrey, GU1 1SN

FLAT 4 - BERKELEY COURT, LONDON ROAD,

FIRST FLOOR PURPOSE-BUILT FLAT	TWO DOUBLE BEDROOMS
FITTED KITCHEN	LIVING/DINING ROOM
BATH/SHOWER ROOM	GAS FIRED HEATING
PARQUET FLOORING	GARAGE AND PARKING
CONVENIENT LOCATION FOR AMENITIES	ESTABLISHED RESIDENTIAL LOCATION



A good size two bedroom first floor flat in need of up-dating and modernisation with its own garage; set within an established residential location close to Stoke Park, within walking distance of Guildford's High Street, which offers excellent facilities.

THE PROPERTY

Offering no onward chain, 4 Berkeley Court affords an excellent opportunity to purchase a two bedroom first floor flat that requires up-grading and modernisation in an extremely convenient and well regarded location. The property has been sensibly priced to reflect the up-grading and modernisation that is required; this is an opportunity to allow a buyer to put their own choices and style into the property as part of an improvement programme.

Accommodation comprises: staircase from ground floor to hallway; living/dining room; kitchen fitted with a range of units; two double bedrooms; bathroom fitted with a basin, W.C., walk-in shower cubicle and tiled splashback areas. There is a separate garage immediately beyond the garden area.

Lease: 944 years remaining

Ground Rent: £25 per annum

Service/Maintenance Charge: £2,218 to June 2024 paid annually



THE GROUNDS

The property is a first floor flat set within a mature garden setting. To the rear there is a useful storage outbuilding as well as a brick garage with an electric up and over door and light and power.

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 | 0.3 miles

LONDON ROAD STATION | 0.3 miles

GUILDFORD MAINLINE STATION | 1.1 miles

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

CENTRAL LONDON | 33 miles

HEATHROW AIRPORT | 24 miles

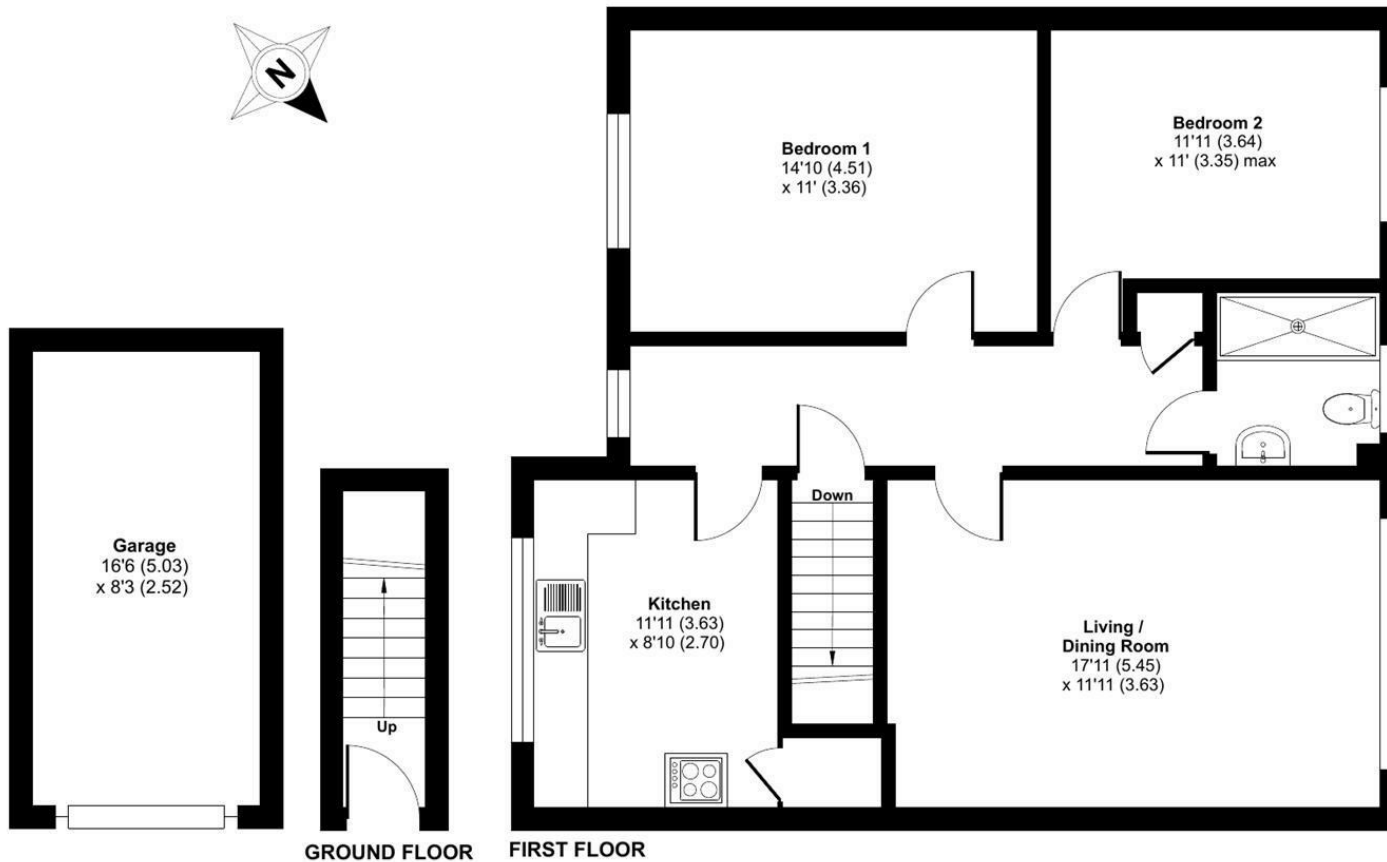
Berkeley Court, London Road, Guildford, GU1

Approximate Area = 845 sq ft / 78.5 sq m

Garage = 136 sq ft / 12.6 sq m

Total = 981 sq ft / 91.1 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Clarke Gammon. REF: 1218921

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF (Post Code: GU1 1SN)

LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band: C

SERVICES

All mains services connected

3rd June 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	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	

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

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

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T: 01483 223101

