





JOLIVE COURT

GUILDFORD, GU1 2HX

**Top Floor Apartment with Stunning Views
Beautifully Presented Throughout
Wide Covered Balcony • Chain Free**

**Two Bedrooms • Lounge/Dining Room
Luxury Four Unit Bathroom
Gas Central Heating / Sealed Unit Double Glazed
Windows
Garage and off-street parking
150 Year Lease • Highly Regarded Location
Established Communal Gardens
New Modern Fitted Kitchen**

A LIGHT AND SPACIOUS PURPOSE BUILT TOP FLOOR APARTMENT which occupies an elevated position enjoying distant views, situated on the south-east side of Guildford Town Centre and close to the Surrey Hills. The location provides an excellent lifestyle choice for those looking to be near countryside as well as enjoy the town's amenities. The apartment has been modernised and decorated throughout and features a new white four piece bathroom suite with separate shower and a contemporary gloss fronted handleless design kitchen opening into a double aspect lounge/dining room with covered balcony. In addition, the property has been re-wired throughout and also benefits from a new gas fired combination boiler and wood effect flooring throughout except to the bathroom where there are ceramic floor tiles. An internal inspection is thoroughly recommended to appreciate this beautifully presented apartment and distant views.



GROUND FLOOR

COMMUNAL ENTRANCE

Communal entrance with stairs rising to second floor landing, front door to:

SECOND FLOOR

ENTRANCE HALL

built in storage cupboard housing electric consumer unit, radiator with thermostatic control, further built storage cupboard with wall mounted Glow Worm gas fired combination boiler for central heating and domestic hot water, gas meter, recessed ceiling lights, wood effect floor, door to:

LOUNGE/DINING ROOM 24'1" × 18' (7.34m × 5.49m)

overall, double aspect, two double radiators with thermostatic controls, wood effect floor, recessed ceiling lights, TV point, mains smoke alarm, wide sealed unit double glazed window with views over Guildford towards Woking, sealed unit double glazed sliding doors to covered balcony, opening to:

MODERN FITTED KITCHEN

recently fitted with an excellent range of gloss fronted handleless design wall & floor units, contrasting worksurfaces, inset 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, built-in Bosch electric oven & grill, inset 4 ring Bosch stainless steel gas fired hob, glass splashback, stainless steel & glass chimney extractor above, integrated AEG washer/dryer, mains smoke alarm & carbon monoxide alarm, part tiled walls, deep pan drawers, wine rack, breakfast bar, recessed ceiling lights, sealed unit double glazed window enjoying distant views.

COVERED BALCONY

glazed screen, enjoying south westerly facing views.

MASTER BEDROOM 13'1" × 10'3" (3.99m × 3.12m)

radiator with thermostatic control, sealed unit double glazed window, south westerly views, wood effect floor.

BEDROOM 2 10'3" × 7'4" (3.12m × 2.24m)

built in double wardrobe, radiator with thermostatic control, sealed unit double glazed window, south westerly views, wood effect floor.

LUXURY BATHROOM

new white four piece suite comprising panel enclosed bath with mixer tap, surrounding Aquaboard panels, separate corner shower cubicle, Mira shower unit, Aquaboard panels, glazed curved sliding doors, pedestal wash hand basin, mixer tap, fitted mirror, recessed ceiling lights, ceramic tiled floor, heated towel rail, extractor fan, obscure sealed unit double glazed window.

OUTSIDE

GARAGE

Brick built with up & over door, situated in a nearby block.

ATTRACTIVE COMMUNAL GROUNDS & PARKING

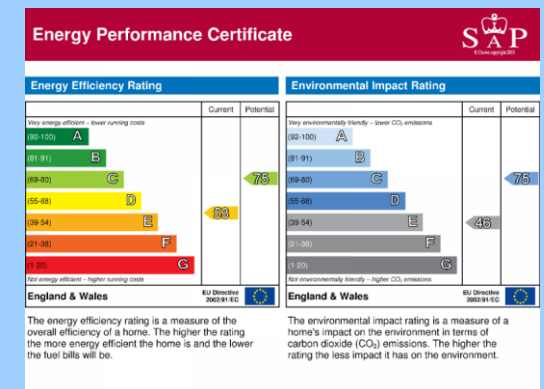
laid mainly to lawn and landscaped with variety of specimen shrubs & evergreens, mature trees, situated to the front and rear of the building.



Approx. 690.5 sq. feet



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