





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 Piece 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.

GARAGE

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

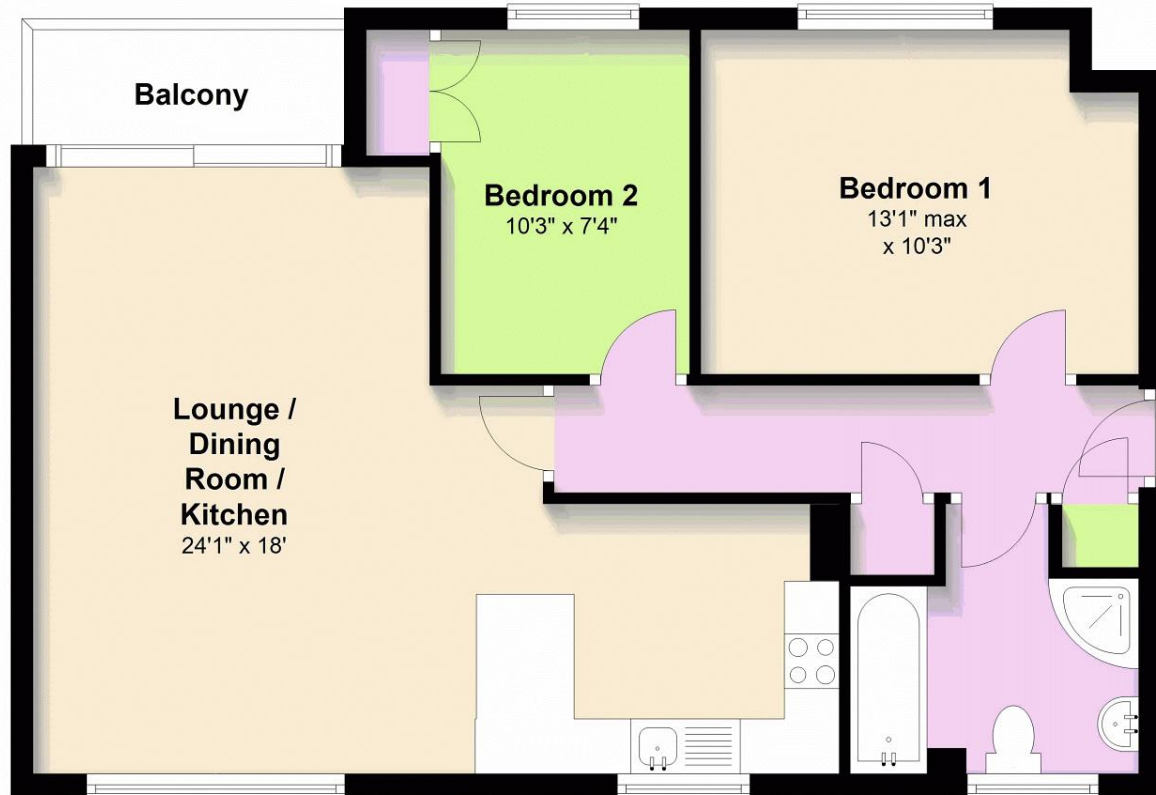
ATTRACTIVE COMMUNAL GROUNDS & PARKING

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



Second Floor Flat

Approx. 690.5 sq. feet



Total area: approx. 690.5 sq. feet

Please note that this floorplan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Note 1 - Please note domestic and electrical appliances have not been tested.

Note 2 - Mains electricity, gas, water and drainage are connected to the property.

Note 3 - Council Tax Band D - Rates payable £1814.68 pa commencing April 2018

Note 4 - An allowance of £300 toward fridge/freezer.

Lease 150 Years.

Ground rent £150 pa.

Annual service charge approx £1249.23 pa to include buildings insurance, contribution to reserve fund & garden maintenance.

**VIEWING STRICTLY BY APPOINTMENT ONLY
THROUGH THE VENDORS AGENTS HUGGINS
EDWARDS & SHARP**

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Energy Performance Certificate



Energy Efficiency Rating		Environmental Impact Rating	
Current	Potential	Current	Potential
England & Wales <small>81/100 2009/10/10</small>		England & Wales <small>81/100 2009/10/10</small>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.



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