







## **FRESHCLIFFE HOUSE EAST**

**GUILDFORD, GU2 4AN**

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**A First Floor One Bedroom Apartment**  
**Minutes Walk Of High Street & Station**  
**Immediate Vacant Possession**  
**Garage and Visitors Parking**

**Entrance Hall • Double Bedroom**  
**Modern Bathroom • Living Room**  
**Separate Kitchen**  
**Gas Central Heating to Radiators**  
**Double Glazed Windows**

A one bedroom first floor flat conveniently situated on the south-west side of Guildford Town Centre and within walking distance of the main line station and the historic High Street with its comprehensive range of shops, restaurants and bars together with the River Wey. The accommodation offers a double bedroom, recently fitted bathroom, entrance hall, living room and separate kitchen benefitting from gas central heating and double glazed windows. Outside there is a good size single garage and visitor parking.

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

Doors to front and rear access. Carpeted stairs to first floor.

## FIRST FLOOR

### ENTRANCE HALL

Front door, woodblock flooring, radiator, door to:

FITTED KITCHEN 9'11" × 5'4" (3.02m × 1.63m)

Fitted with a range of wall and floor units with contrasting work surfaces, inset single drainer single bowl single drainer stainless steel sink unit, mixer tap, built in eye level Philips oven & grill, inset 4 ring Philips gas hob, extractor hood/light above, integrated fridge, plumbing and space for washing machine, wall mounted Glow warm gas fired boiler for central heating and domestic hot water, sealed unit double glazed window, part tiled walls, ceramic tiled floor, radiator, breakfast bar, built in airing cupboard housing hot water cylinder, cold water tank, slatted shelves, programmer control.

DOUBLE BEDROOM 10'9" × 10'9" (3.28m × 3.28m)

Fitted with a range of bedroom furniture incorporating two single wardrobes, bedside cabinets, dressing table and range of high level cupboards, radiator, sealed unit double glazed window.

### MODERN BATHROOM

modern white suite comprising panel enclosed bath with mixer tap and fitted shower attachment, glazed shower screen, fully tiled surrounding walls, extractor fan, low level w.c., vanity unit with inset wash hand basin and mixer tap, double cupboard under, ceramic tiled floor, double mirror fronted medicine cabinet, radiator, part tiled walls.

## OUTSIDE

GARAGE 17'2" × 10'7" (5.23m × 3.23m)

up and over door.

### VISITOR PARKING

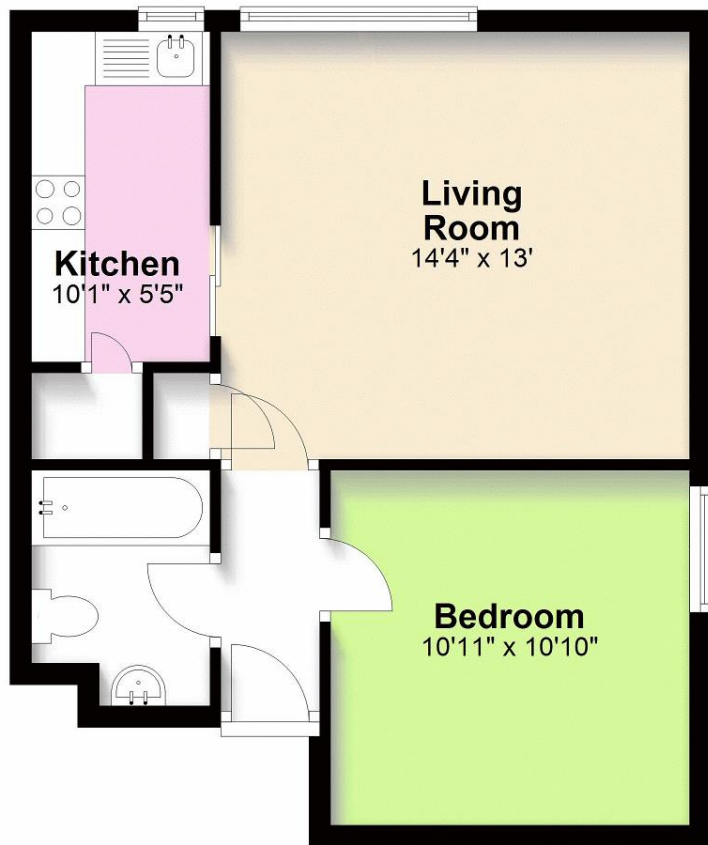
Situated opposite the garage.





## First Floor Flat

Approx. 633.4 sq. feet



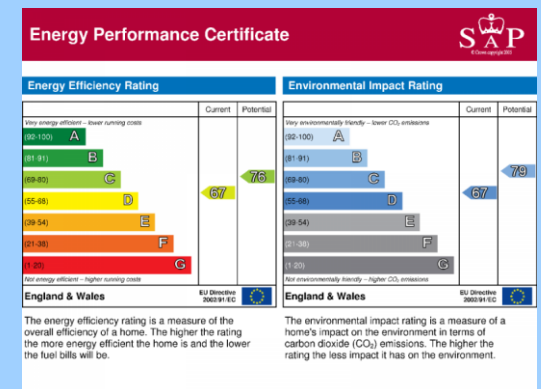
Total area: approx. 633.4 sq. feet

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 - Guildford Borough Council.  
Note 4 - Lease 999 Years from 01 September 1970.  
Note 5 - Ground rent £40 pa. NB The freeholder is Bury Street Residents Co Ltd and its members are the owners of the flats. There are 15 flats in the building and each shareholder is the owner of one of them. Therefore, the tenants effectively own the freehold and the ground rent is no longer collected.  
Note 6 - Annual service charge approx £1200 pa ending 30 Nov 2020. To include buildings insurance, garden/ground maintenance/cleaning/window cleaning/managing agents fee/reserve fund.

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