



Modern top floor apartment in central Guildford

9 Evesham Court, 82 Epsom Road, Guildford, Surrey, GU1 2BX

Leasehold



Sought after position in central Guildford • Well presented throughout • Lift access • 2 bedrooms (one en suite) • Communal gardens • Fabulous views of the Surrey Hills • Gated off street parking • Air conditioning

Local information

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants all within a short distance. The recently redeveloped Tungsate Quarter is in close proximity, and boasts the Ivy Brasserie and Gail's Bakery amongst its highlights. The area also features the historic Guildford Castle grounds and country walks are varied with Pewley Down and The Chantries close by.

There are two mainline stations in close proximity providing a choice of services into London with journey times from around 35 minutes. There are also fast services to Portsmouth and Gatwick airport. The main A3 provides a direct route to London and the south coast, linking at J10 with the M25 for the airports.

There are an excellent selection of highly regarded local schools in the area.

Recreational opportunities include the Yvonne Arnud Theatre and G-Live as well as a multiplex cinema in the town centre.

About this property

9 Evesham Court is a well presented two bedroom apartment in a superb position in central Guildford.

The apartment is located on the second floor, the entrance hall leads to a bright and spacious

sitting room and a well appointed, modern kitchen. A notable feature are the delightful views to the Surrey Hills.

There are two generous sized bedrooms both with built-in wardrobes. The principal bedroom has the benefit of an en suite shower room and there is an additional family shower room.

The apartment enjoys immaculately kept, communal lawn gardens with well stocked borders and an array of mature trees.

Private parking is provided to the front of the building, visitor parking is also available.

Tenure

Leasehold

Local Authority

Guildford Borough Council

EPC rating = C

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1042 sq ft

Savills Guildford

01483 796 800

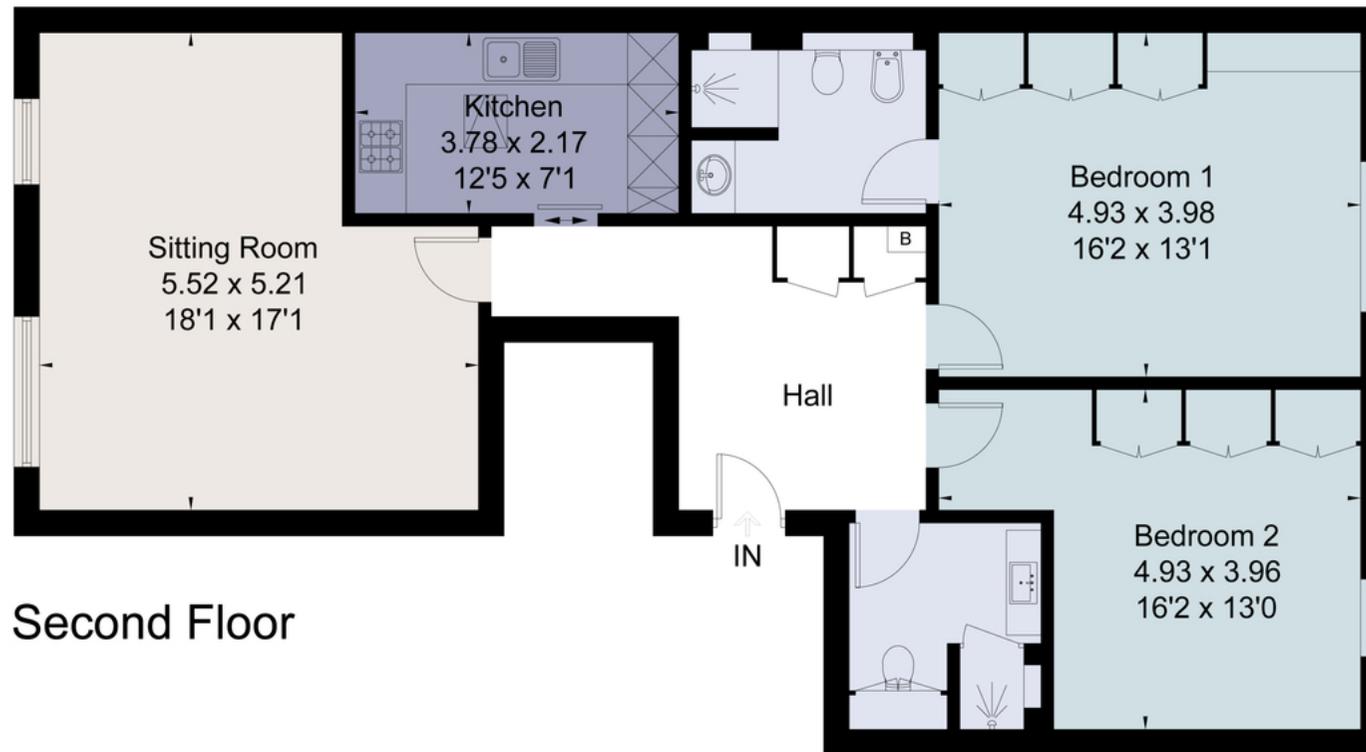
guildford@savills.com



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Approximate Area = 1042 sq ft / 96.8 sq m
Including Limited Use Area (7 sq ft / 0.7 sq m)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		75	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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