CURCHODS







9 Eversleigh

Buckingham Close, Guildford, Surrey, GU1 1TR

3 Bedrooms | 1 Bathroom | 1 Reception Room

Offers in Excess of £400,000

Leasehold



A well presented second floor apartment with lift access, offering spacious and practical accommodation throughout. The property features three well proportioned double bedrooms, a modern bathroom with contemporary fittings and a generous reception room with large windows providing plenty of natural light. The adjoining kitchen offers a range of appliances and ample storage, creating a functional space for everyday living.

Further benefits include a private garage, providing secure parking or additional storage, and access to well maintained communal gardens with mature trees, established planting and open lawn areas, offering an attractive outdoor space for residents to enjoy.





Key Features

- Three Double Bedrooms
- Modern Bathroom
- Bright Reception Room
- Kitchen
- Open Plan Living Area
- Ample Natural Light
- Lift Access
- Convenient Town Location

Additional Information

Our client has advised the property has mains drainage, gas, electric and water.

Lease commenced on 19/04/1973 (946 years remaining)
Service charge: £1,144 per quarter / Next review date: 04/04/2027

EPC C

Location

Guildford is a vibrant town known for its rich history and cultural charm. Situated in the heart of Surrey, it offers a perfect blend of urban convenience and picturesque countryside. The town centre boasts a variety of shops, cafes, and restaurants, providing a lively atmosphere for residents and visitors alike.

Transport links are excellent, with Guildford station offering regular services to London, making it an ideal location for commuters. The town is also well-connected by road, with easy access to the A3 and M25, ensuring seamless travel to surrounding areas.

Families will appreciate the selection of reputable schools in the vicinity, catering to all educational needs. With its thriving community and beautiful surroundings, Guildford is a desirable place to call home, offering a perfect balance of work and leisure opportunities.



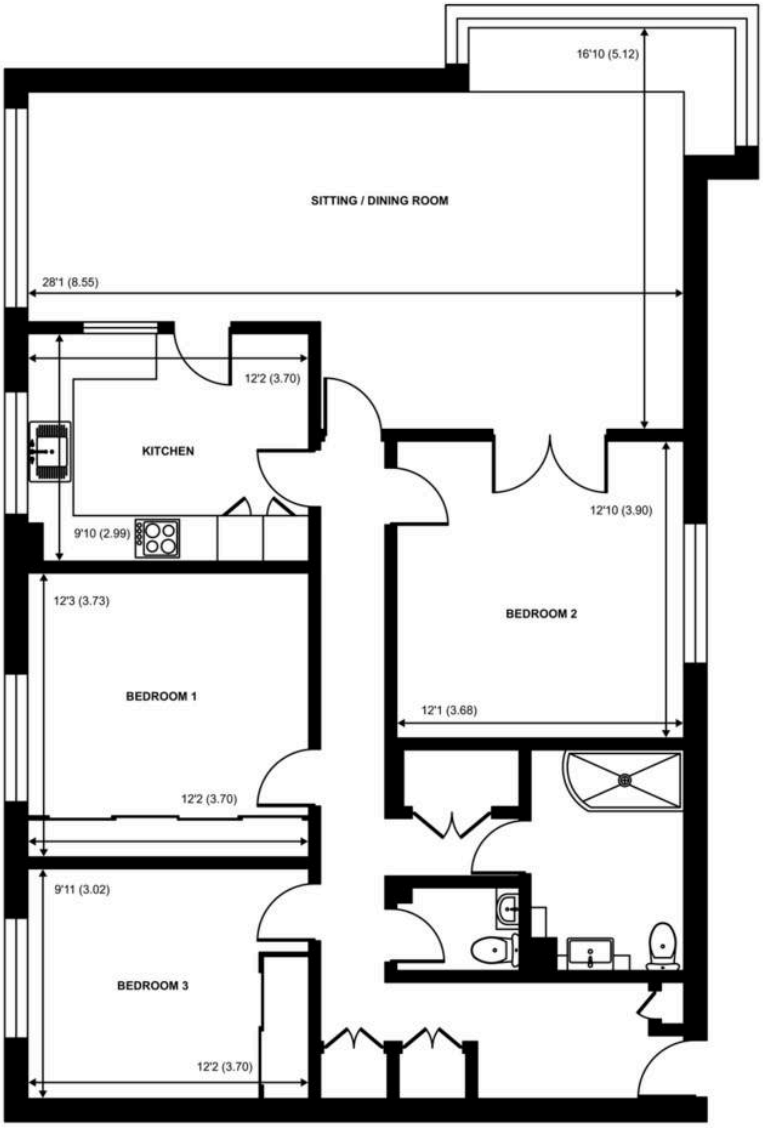




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Approximate Area = 1262 sq ft / 117.2 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1540156

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Reference: CGD260136

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