



GUILFORD COURT

BLOOMSBURY WC1N



£259,950

subject to contract

Cheap and cheerful. This ground floor studio flat is situated within a 1970s style purpose built block, close to the green and pleasant Queen Square and within a moment's walk of Russell Square underground station. With the advantage of a closed off sleeping area, a separate kitchen and a share of the freehold this property represents a cheap and cheerful entry level investment opportunity.

ACCOMMODATION & FEATURES

- STUDIO ROOM • SEPARATE KITCHEN •
- SLEEPING AREA • BATHROOM •
- GROUND FLOOR •

For clarification purposes we would advise purchasers that these particulars were prepared in good faith to give a general description of the property. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are for guidance purposes and if such details are of vital importance, purchasers must make their own enquiries.

Reception Room 14'3" x 10'7" (4.34m x 3.23m)
Wood effect flooring.



Bedroom Area 8'2" x 6'5" (2.5m x 1.96m)
Wood effect flooring. Storage.

Separate Kitchen Stainless steel sink with mixer tap. Tiled flooring. Three ring electric hob. Electric oven.



Bathroom WC. Basin on pedestal with mixer tap. Bath with mixer tap and shower attachment.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		49	49
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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TERMS

TENURE:	Share of Freehold
SERVICE CHARGE:	Approx £1,335.56 p.a.
GROUND RENT:	Approx £25 p.a.
COUNCIL TAX:	Borough of Camden Band C approx £1,183.43 p.a.

PRICE: **£259,950** Subject To Contract

For a viewing call owner's agents:-

LDG 020 7580 1010

www.ldg.co.uk



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