



Guildford

Asking Price £395,000 (Share of Freehold)

A rare opportunity to acquire a garden flat forming part of a delightful period building in a quiet and convenient setting close to the town and London Road station. This pretty garden flat is ready for immediate occupation and is offered for sale with no onward chain. EPC:D



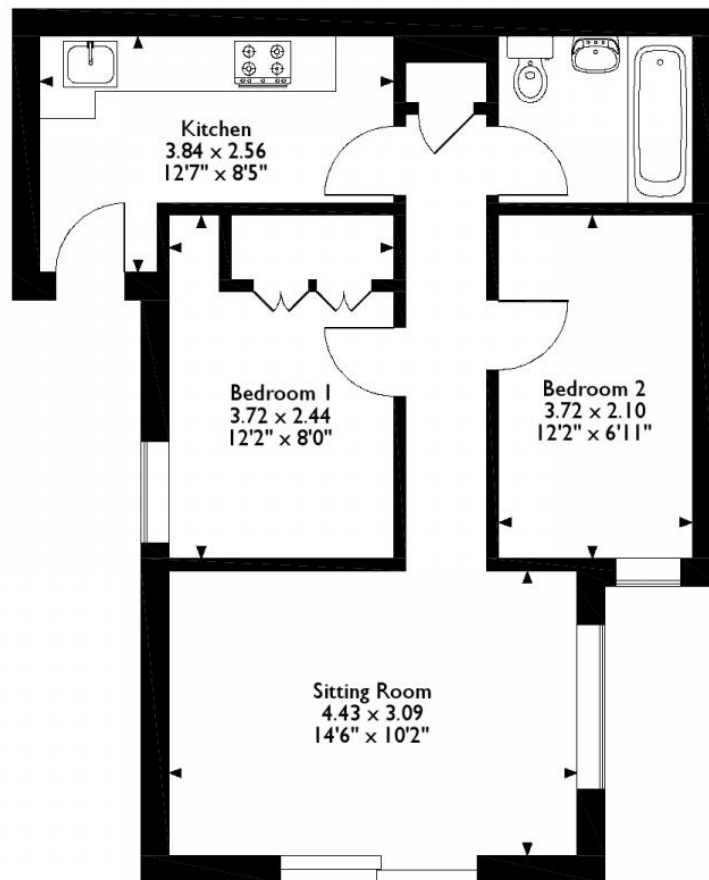
Ideally located for the town and London Road station this garden flat would suit a professional/commuter, downsizer or a discerning purchaser looking for a lock up and leave lifestyle. This unique home forms part of a delightful period building and it differs from many apartments in that it enjoys the benefit of its own south westerly facing garden and has off street parking for two vehicles. The accommodation is well planned and presented throughout having been recently refurbished.

Situated in the popular in Charlotteville the towns historic cobbled High Street is within just a short walk of the house as indeed are the Downs leading into beautiful open countryside. A vibrant high street offers a collection of bars, cafes and restaurants as well as almost endless shopping opportunities. Guildford and London Road stations serve Waterloo and the A3 is accessible for London and major airports.

- No onward chain
- Private South West facing garden
- Off street parking
- Refurbished accommodation
- 2 bedrooms

Floorplan

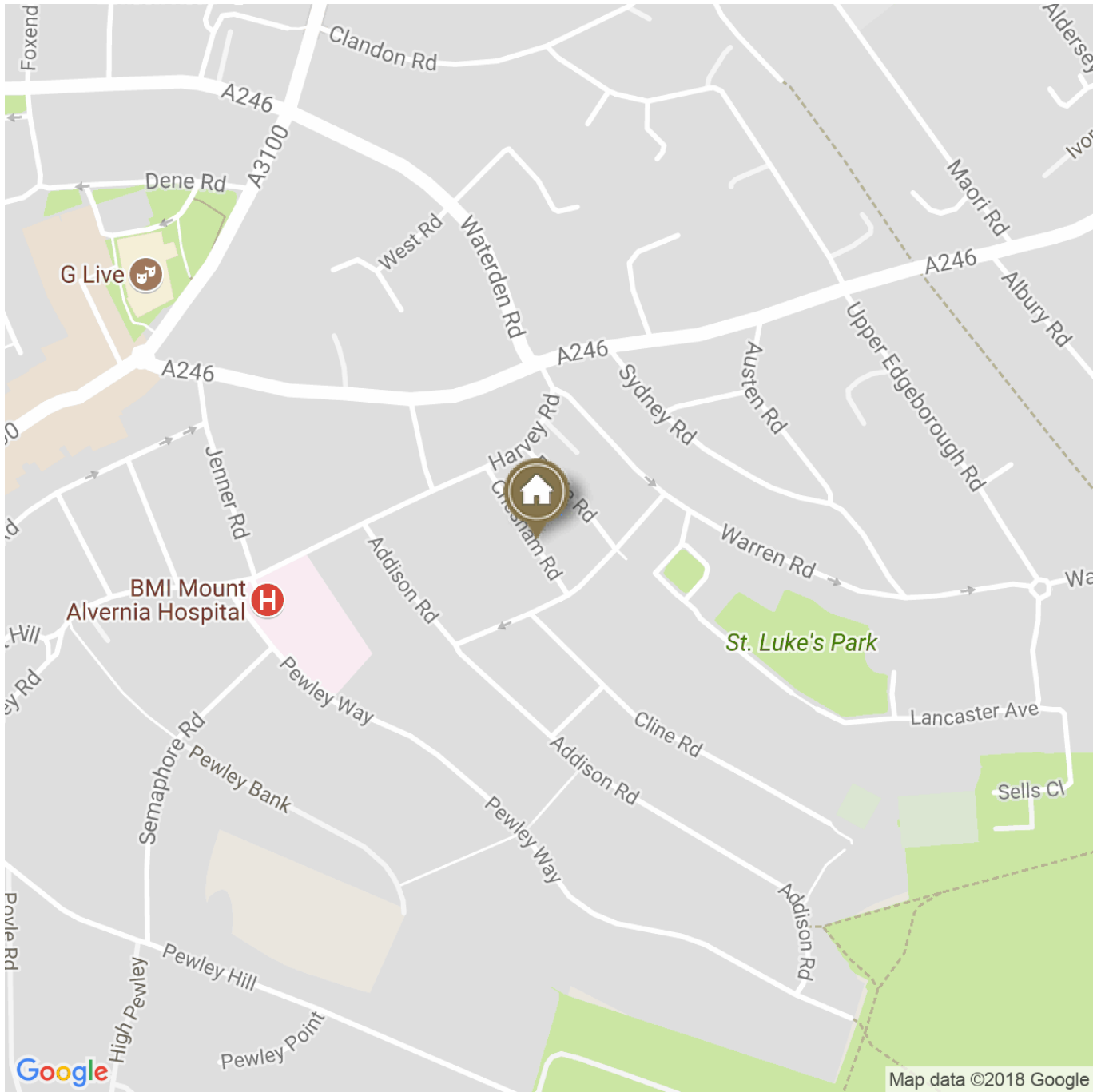
Approximate Gross Internal Area
50 Sq M/538 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Directions



IMPORTANT NOTICE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.