



## 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



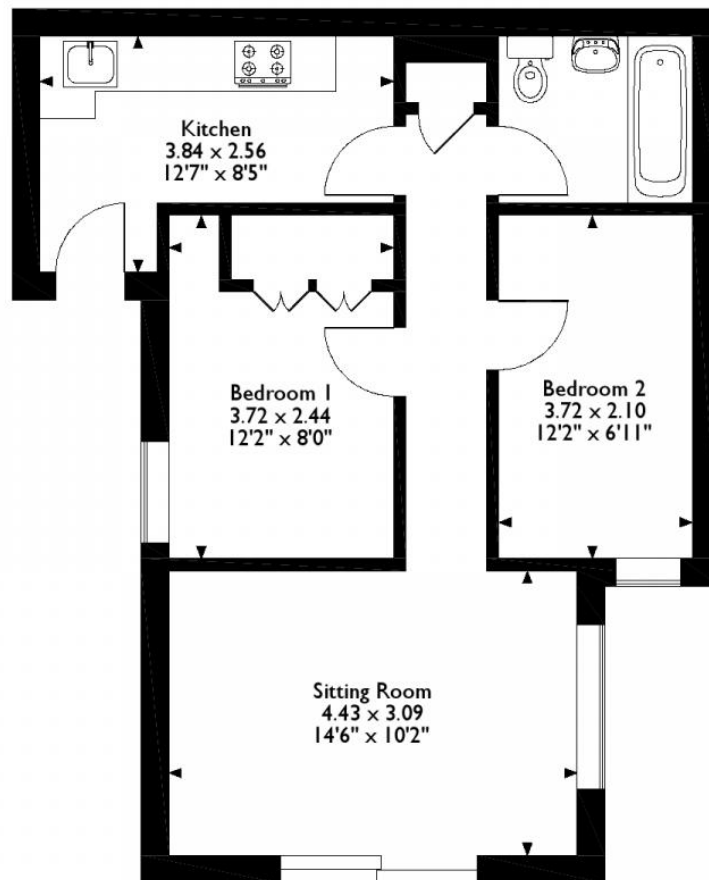
Ideally located for the town and London Road station this garden flat would suit a professional/commuter, downsizer or a discerning purchaser looking for a lock up and leave lifestyle. This unique home forms part of a delightful period building and it differs from many apartments in that it enjoys the 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



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