



## PROPERTY DETAILS

### 6 Ashdown House, Sydney Road, Guildford

Comfortable 2-bedroom apartment close to Guildford town centre with gardens & allocated off-street parking.



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2



C



Off-street



GU1 3LL





## 6 Ashdown House, Sydney Road, Guildford

Found in the popular Epsom Road area of Guildford, Ashdown House is a modern development of just six flats within its communal gardens. Within walking distance of Guildford's retail centre, as well as good schools and London Road rail station. The property is located on the second floor and has recently undergone full renovation to provide a bright, modern interior.

From the street a secure, coded entry door leads into the communal hallway. Stairs to the second floor are light and well-lit at night. In the large landing area there is a small storage cupboard adjacent to the flat's front door. Entering the front door brings you into the hallway from which all rooms are accessed. There is a heated cupboard that houses the washing machine and provides valuable storage.



The living room features dual-aspect windows with views towards the front and over the communal gardens. New laminate flooring is complemented by neutral décor. A storage cupboard houses the built-in freezer. To one side is the separate kitchen, newly installed with a range of floor and wall units under white marble surfaces. Built-in appliances include a fridge, dishwasher, gas hob and fan oven. White ceramic sink with chrome bridge-style taps.







There are two bedrooms; the master has dual aspect bay windows with views over the gardens and its own en-suite shower room with an electric shower unit. Both bedrooms are carpeted in a high-quality, neutral grey colour. There is a separate bathroom with a large, corner tub and an electric shower unit over it.



Outside there is a level garden and car park with allocated parking for one car and space for visitors also. Free, time-limited on street parking is available immediately outside the property.



Viewing is highly recommended to appreciate the convenience and presentation of this property.

Council Tax Band      D      ([www.guildford.gov.uk](http://www.guildford.gov.uk))

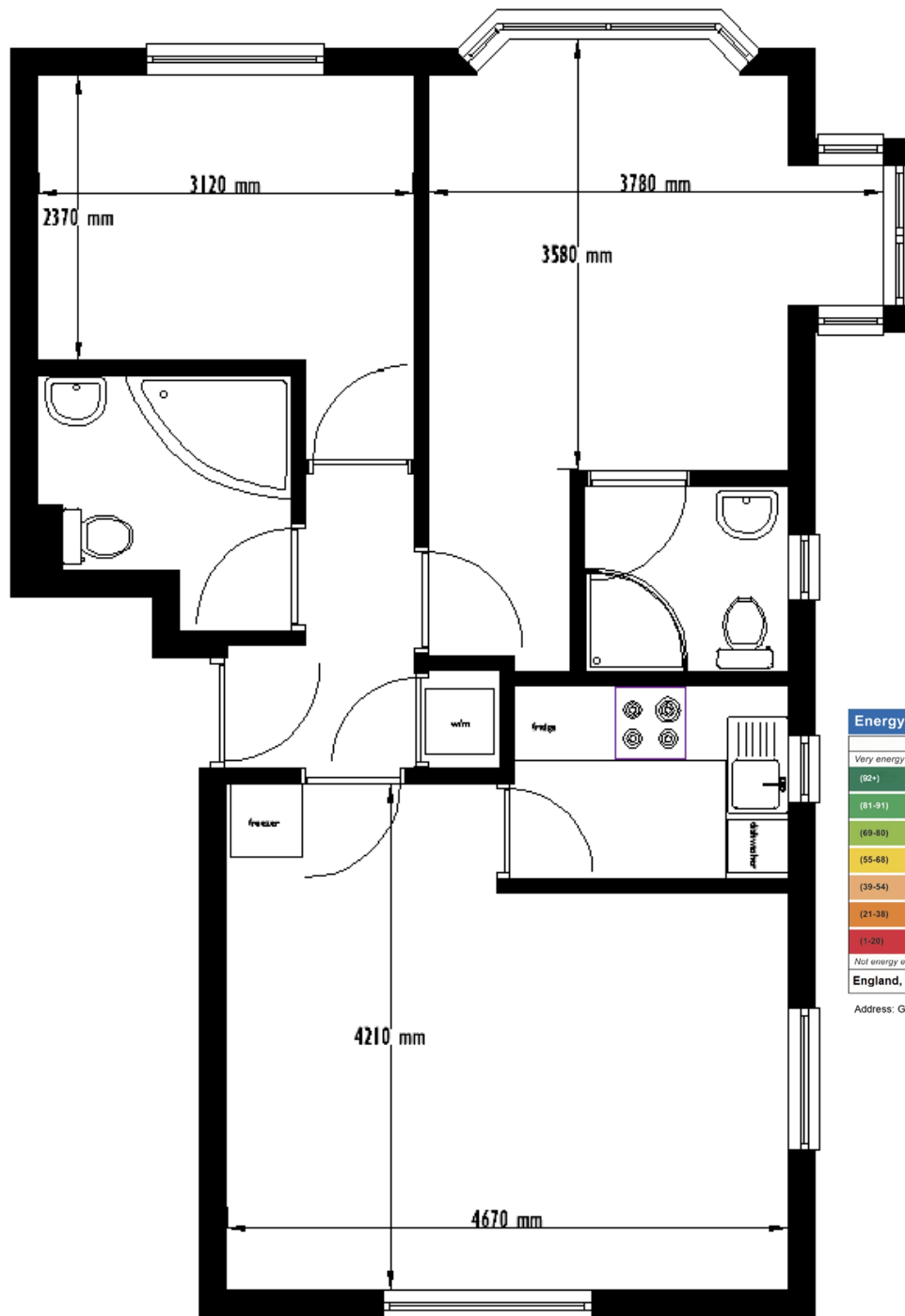
EPC      C

- |              |   |
|--------------|---|
| Restrictions | <ul style="list-style-type: none"><li>• No smoking or vaping is permitted within the property, nor any communal areas.</li><li>• This property is not appropriate for pets.</li><li>• Only persons applying and named on any tenancy agreement may reside at the property.</li><li>• Other restrictions may apply. Full details available on request.</li></ul> |
| Security     | <ul style="list-style-type: none"><li>• A deposit equivalent to 5 weeks rental will be required subject to status.</li></ul>  |
| Deposit      | <ul style="list-style-type: none"><li>• Deposit funds are held independently by a third party in line with current legislation. Visit <a href="http://www.depositprotection.com">www.depositprotection.com</a> for more information.</li></ul>  |
| Reservation  | <ul style="list-style-type: none"><li>• In order to reserve the property we ask for a Goodwill Deposit of £250, refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway.</li></ul>  |



## 6 Ashdown House, Sydney Road, Guildford

Gross internal area approx 56 square meters



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(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		

Address: Guildford, Surrey, GU1

This floorplan has been prepared for illustrative purposes only and should not be relied upon for exact dimensions.