



PROPERTY DETAILS

Flat 3, Danen Court, Park Road, Guildford

Well-presented flat in town centre with large living room and the added bonus of allocated off-street parking.



1

1

C

Allocated

GU1 4PL





Flat 3, Danen Court, Park Road, Guildford GU1 4PL

A well-presented and modern apartment at first floor level. Situated in the popular Stoke Fields area of Guildford, the property is within walking distance of the town centre and transport connections. The property also benefits from an allocated parking space - a rare find in the town centre.

With communal entrance at street level and stairs to the first floor landing. Entering the flat, the accommodation is all accessed from the hallway. Large storage cupboards can be found here.

The living room is spacious and has a bright, south-facing aspect and has recently been refurbished to a high standard. The kitchen has a range of modern units and appliances included (cooker and washing machine). The bathroom is a modern white suite with shower over the bath and having been refurbished in 2025 is in excellent order. The bedroom with a pleasant rear aspect, away from the road and overlooking garden and parking area.

The modern condensing boiler and good insulation make for good energy efficiency and hence a rating (EPC) of "C".

Outside there is communal green space and allocated parking space for 1 car. Please note that vans and other commercial vehicles are not permitted.

We recommend early viewing to appreciate the convenience and presentation of this this delightful town centre home.

Council Tax Band **C** (www.guildford.gov.uk)

EPC **C** (June 2020)

Restrictions

- No smoking or vaping is permitted within the property, nor any communal areas.

- This property is not appropriate for pets.
- Only persons applying and named on any tenancy agreement may reside at the property.
- Other restrictions may apply. Full details available on request.

Security

- A deposit equivalent to 5 weeks rental will be required subject to status.

Deposit

- Deposit funds are held independently by a third party in line with current legislation. Visit www.depositprotection.com for more information.

Reservation

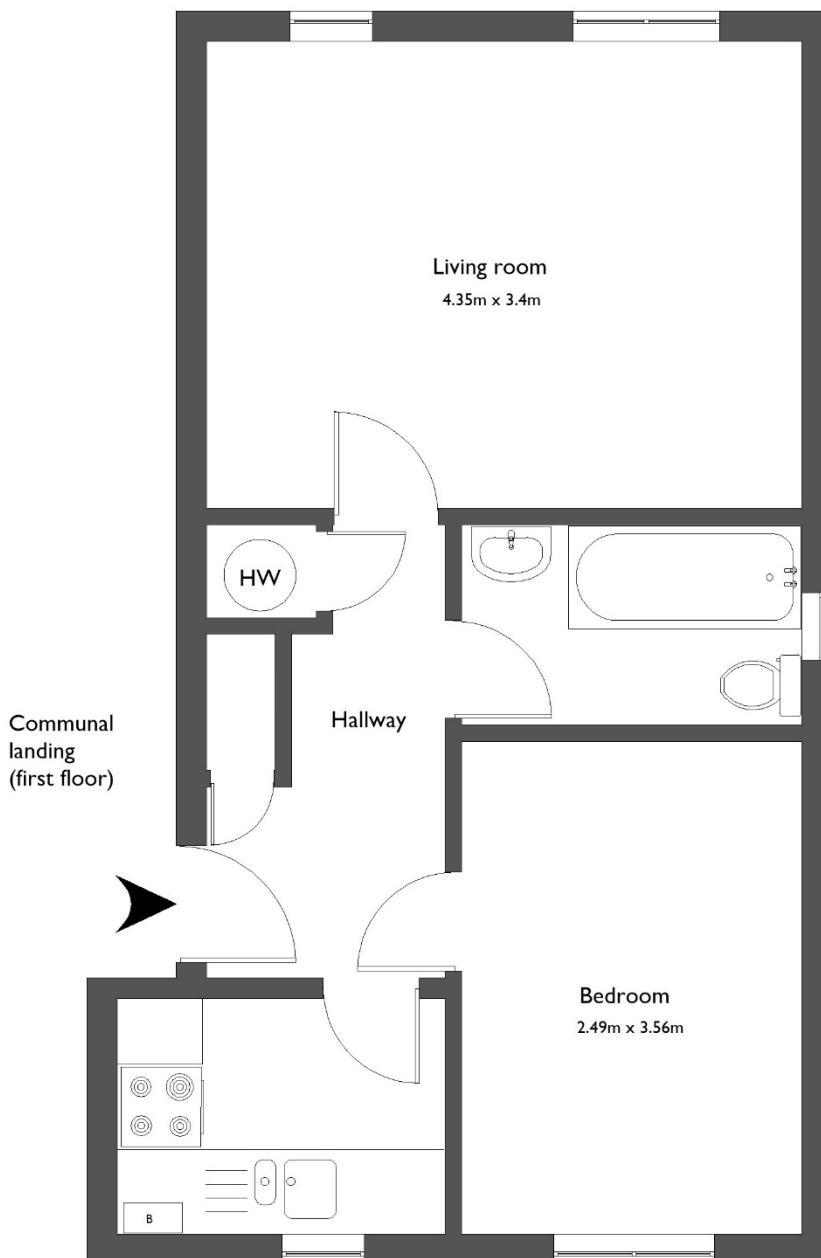
- In order to reserve the property we ask for a Goodwill Deposit of £250, refundable prior to acceptance of formal offer of tenancy but is forfeit once the application process is underway.





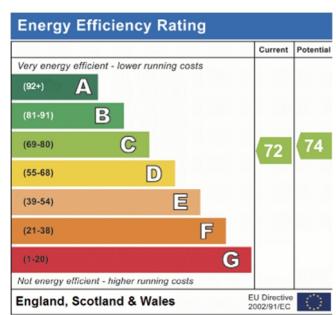
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FIRST FLOOR



Total area approx 38.9 sqm / 418.5 sft

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



Address: Guildford, Surrey, GU1