



Guildford Rise,

welcome to

Guildford Rise,

Guide Price - £100,000 - £110,000 Discover this well-presented two bedroom flat located in S2 area. Situated on the first floor, this property offers comfortable living with a contemporary design.



Secured Communal Entrance

Having a secured communal entrance and a door leads to the flat.

Hallway

Having an entrance door and radiator.

Lounge/Dining Room

11' 6" x 19' 9" max overall measurement (3.51m x 6.02m max overall measurement)

Having front and rear facing double glazed windows and two radiators.

Kitchen

10' 8" x 5' 8" (3.25m x 1.73m)

Having a range of wall and base units, inset sink and rolled edge work surfaces and tiled splash backs.

Gas hob and electric oven with extractor above.

Space and plumbing for washing machine and dryer.

Front facing double glazed window and radiator.

Bathroom

A suite comprising bath with shower above, vanity sink unit and wc. Heated towel rail and front facing double glazed window.

Bedroom One

13' 9" x 9' 2" (4.19m x 2.79m)

Rear facing double glazed window, radiator and laminate flooring.

Bedroom Two

7' 7" x 9' 7" (2.31m x 2.92m)

Rear facing double glazed window, radiator and laminate flooring.

Box Room

5' 7" x 6' 1" (1.70m x 1.85m)

Rear facing double glazed window, radiator and laminate flooring.

Outside

There are communal gardens.



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- Guide Price - £100,000 - £110,000
- First Floor Flat
- Modern bathroom
- Close to local amenities
- Close to the supertram links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 250.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 20 Feb 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CPK113966 - 0008

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