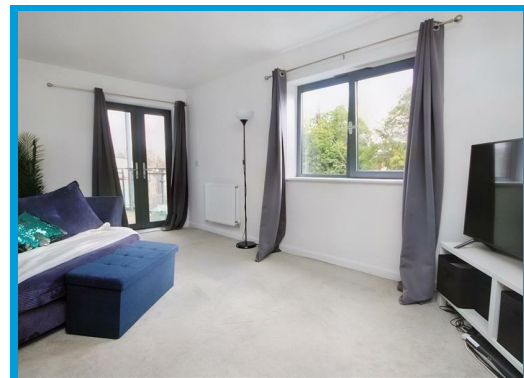
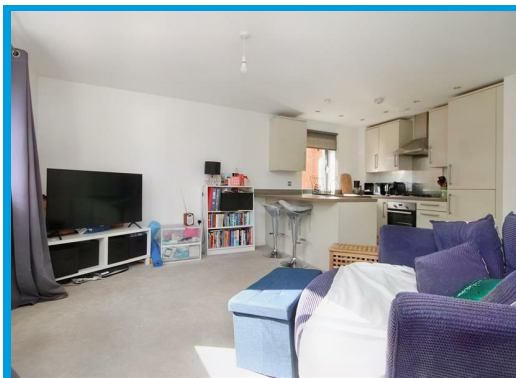




Walnut Tree Close, Guildford, GU1 4LG

Offers In Excess Of £325,000

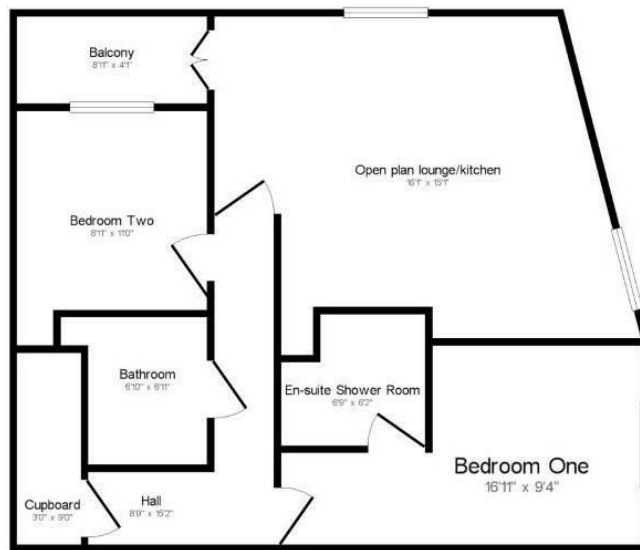
A modern two bedroom apartment with two bathrooms, located only moments from the town centre and mainline station.



Description

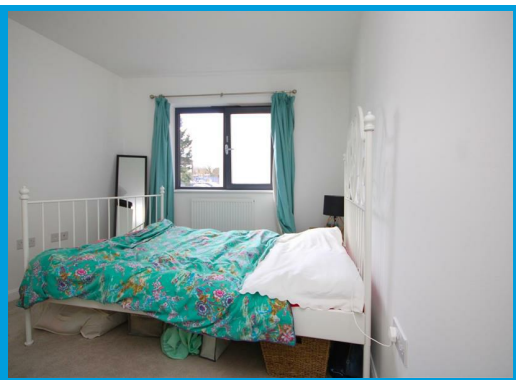
A well presented modern two-bedroom first floor apartment which benefits from allocated parking for one car. Located in the town centre with all its amenities and within walking distance to the main line railway station to Waterloo and the south Coast. The accommodation comprises of a large lounge/kitchen, modern with integral appliances, with a balcony, and room for a dining area. The apartment is light and bright throughout with large windows, it has two double bedrooms one with an en-suite and another sizeable main bathroom.

The property is located in Guildford within walking distance of the Town Centre. There are many local shops for day to day needs and convenient bus routes into the Town which offers an excellent range of shopping, social, recreational and educational amenities. The mainline station offers an excellent, fast and frequent rail service from Guildford to London Waterloo (in 38 minutes). The A3 links to the M25 motorway network, which connects with Heathrow and Gatwick international airports.



Total approx floor area: 695.7 ft² (64.6 m²)
Ground Floor: 695.7 ft² (64.6 m²)

Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	85
(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 & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

