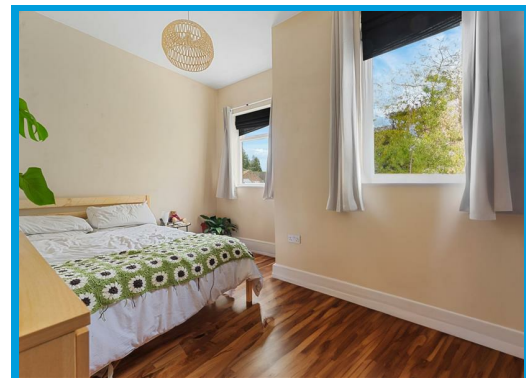
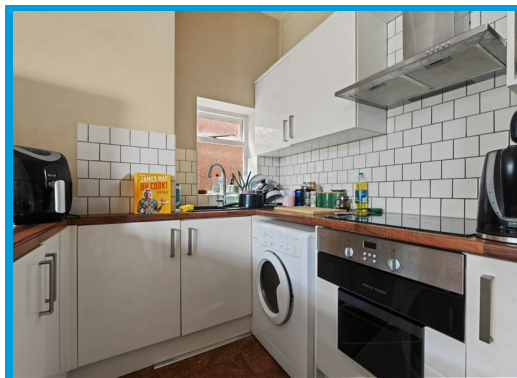
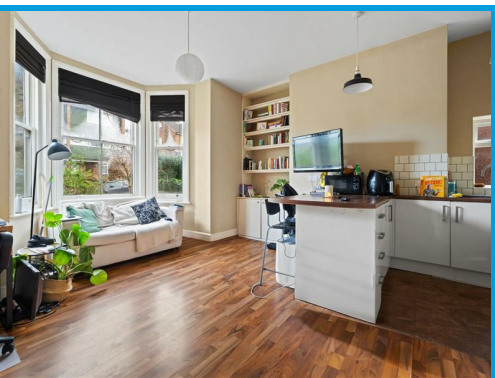




Baillie Road, Guildford, GU1 3LN

Asking Price £260,000

**\*\* SHARE OF FREEHOLD\*\*** Positioned in a highly sought after location within a short walk to Guildford High Street, this well presented one bedroom apartment is a great opportunity for a first time buyer or an excellent investment offering a high rental return.



# Description

**\*\*NO CHAIN\*\***

Having been recently refurbished, this one bedroom apartment is presented in excellent order throughout and is positioned in one of Guildford town centres most desired areas.

The property features a private porch and its own entrance with the accommodation comprising a lounge with bay window, a modern open plan kitchen, a large double bedroom and a shower room.

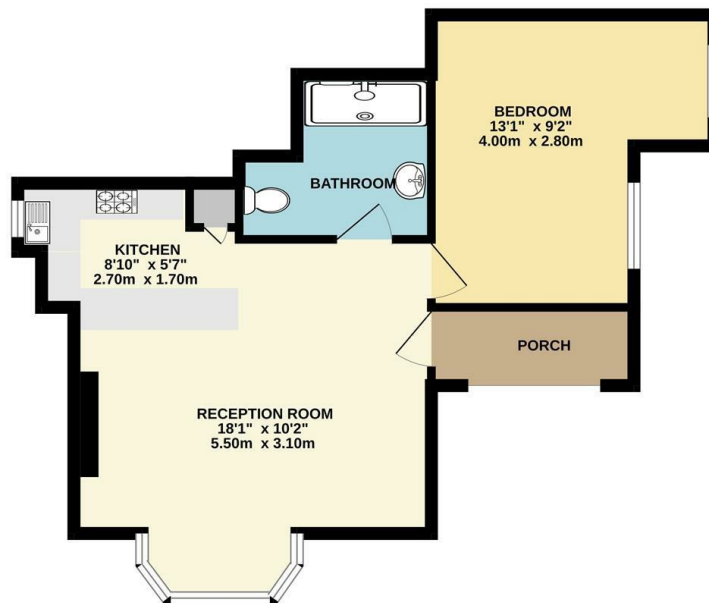
The property is light and airy throughout with wood effect flooring.

Further benefits include built in storage and use of the communal garden.

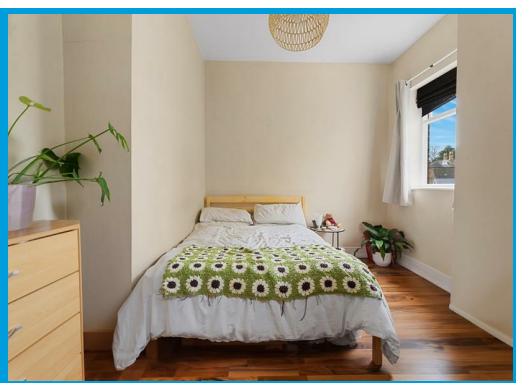
There are lots of bars, pubs and restaurants within a short walk as well as local supermarkets also close by.

The property has previously been rented and achieves a high rental return.

GROUND FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA: 494 sq.ft. (45.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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 & Wales		41	72
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

