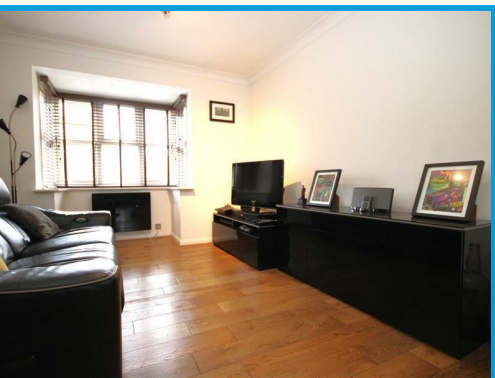




Swan Court, Mangles Road Guildford, GU1 1PY

Guide Price £199,950

****REFURBISHED THROUGHOUT**** A spacious one-bedroom ground floor apartment only a short distance away from Guildford town centre, presented in excellent order throughout. Allocated parking space.



Description

This spacious one bedroom apartment which has been recently refurbished throughout is presented in excellent order throughout.

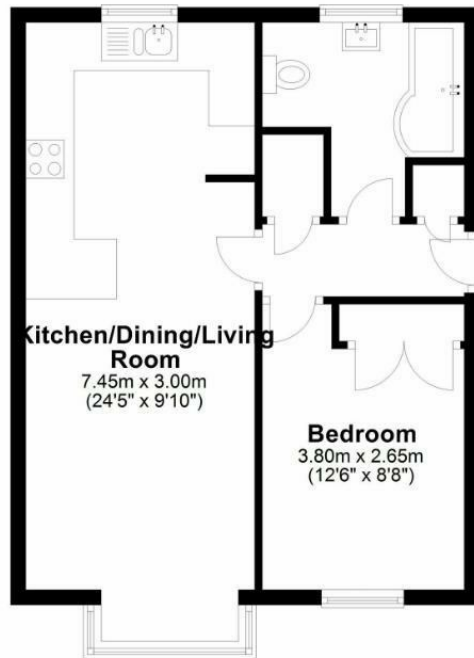
Located on the ground floor, the property benefits from oak flooring through the entrance hall and reception room, an open plan kitchen and a new bathroom with shower. The large double bedroom includes fitted wardrobes.

Additional benefits include allocated parking as well as visitor parking.

The property is a short distance from local shops and amenities and is within easy access to the A3 and Guildford town centre.

Ground Floor

Approx. 43.6 sq. metres (469.6 sq. feet)



Total area: approx. 43.6 sq. metres (469.6 sq. feet)



| 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 | | | |
| 1-10 G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | 65 | 75 |
| 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 | | | |

