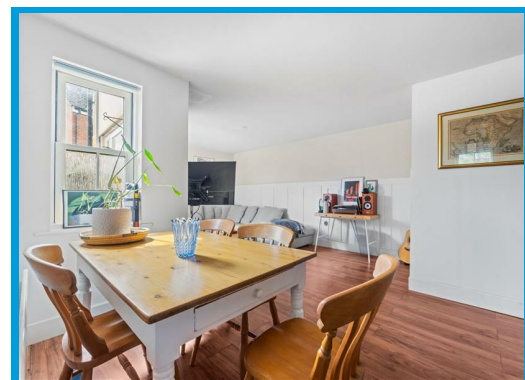
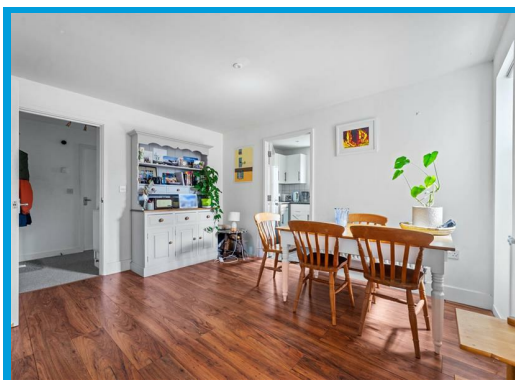
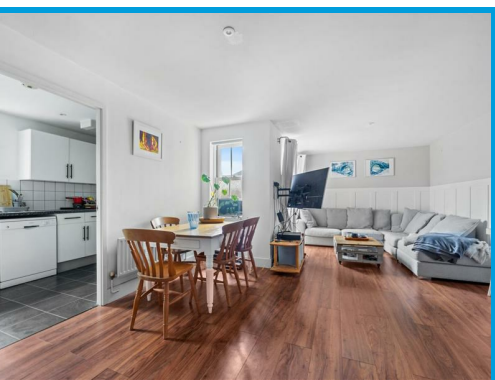




Cathedral Place, Markenfield Road Guildford, GU1 4QP

Guide Price £370,000

Positioned in a fantastic town centre location, close to local pubs, shops and recreational facilities, this lovely two bedroom apartment benefits from direct access to the communal garden.





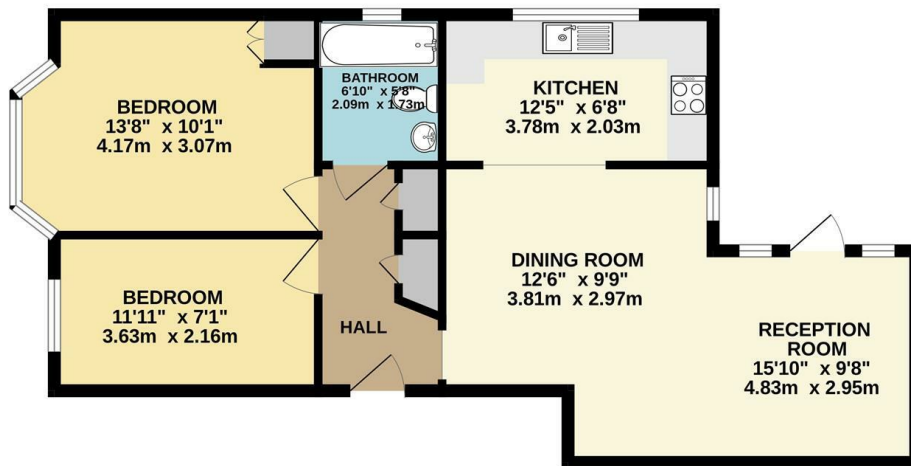
# Description

Presented in excellent order throughout, this two double bedroom ground floor apartment provides fantastic accommodation in a great town centre location.

The property is accessed through secure phone entry system and the accommodation comprises an entrance hall with built in storage cupboards, a large lounge/ dining room, a double bedroom with bay window, a further double bedroom, a modern kitchen and a recently fitted shower room.

The property further boasts allocated parking, direct access in to the communal garden and brand new carpets throughout.

GROUND FLOOR  
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
<b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	79	79
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

