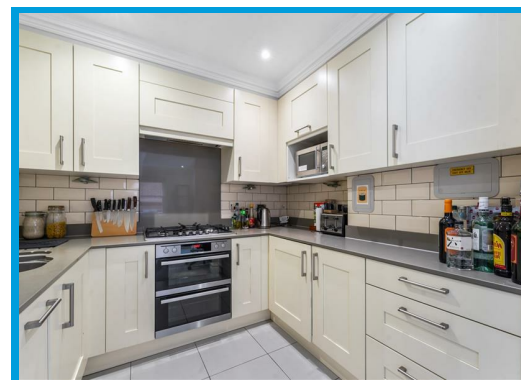




Turret House, 1 Jenner Road Guildford, Surrey GU1 3PH

Guide Price £395,000

**\*\*NO CHAIN\*\*** A luxury one bedroom split level apartment located in one of Guildford's most sought after developments which is situated in the heart of Guildford town centre. Features include a large lounge, modern kitchen and bathroom, with a separate WC and one underground parking space.



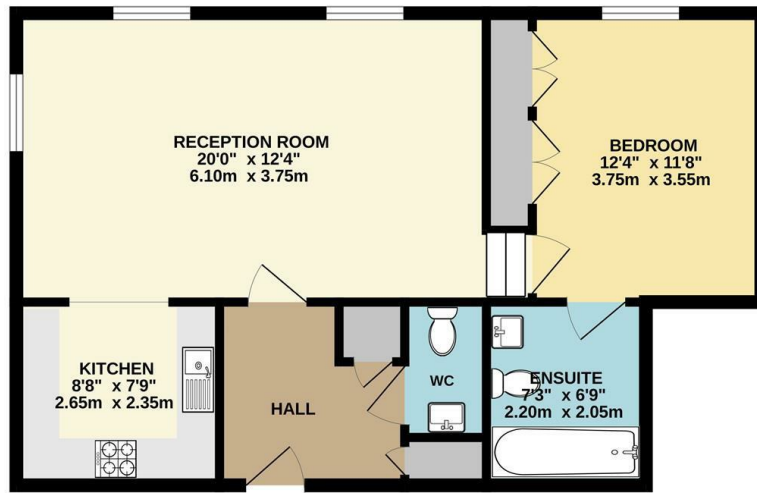
# Description

This beautifully presented split level one bedroom apartment is located in the heart of Guildford town centre, in one of Guildford's most prestigious developments.

The property is accessed via secure video phone entry system.

The property is located on the first floor and comprises an entrance hall, a large double aspect lounge with modern feature fire, a cloakroom, a modern kitchen with stone worktops and integrated appliances and a double bedroom with ample built in wardrobes and en suite bathroom. The property is easily accessed by a lift servicing the one underground parking space.

FIRST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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.  
Made with Metropix C2023



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		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) 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	

