



51 Farnham Road, Guildford, Surrey GU2 4JN

Guide Price £299,950

**\*\*COMPLETELY REFURBISHED THROUGHOUT\*\* NEW WINDOWS FITTED\*\* PRIVATE GARDEN\*\* \*\*NO CHAIN\*\***  
Located moments from Guildford mainline station and having been completely refurbished throughout, this stunning one bedroom apartment offers spacious and beautifully presented accommodation throughout.



# Description

## \*\*STUNNING GARDEN APARTMENT\*\*

Having undergone complete refurbishment, this beautifully presented apartment is conveniently located within moments of Guildford mainline station and town centre.

The property has its own private entrance and comprises a hallway leading to a large lounge with bay window, a well presented bathroom with shower, a double bedroom overlooking the rear garden and a modern kitchen with direct access to the private garden.

The property oozes character features throughout including high ceilings and decorative ceilings.

New windows have also been fitted.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		71	
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(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	

