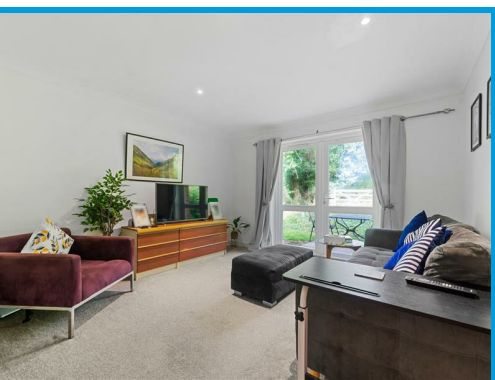




St. Marys Way, Guildford, GU2 8NJ

Guide Price £269,500

Situated in a quiet and tucked away development, this two bedroom apartment offers spacious accommodation within easy access of Royal Surrey Hospital, the A3 & Surrey Research Park and the benefit of allocated street parking.





# Description

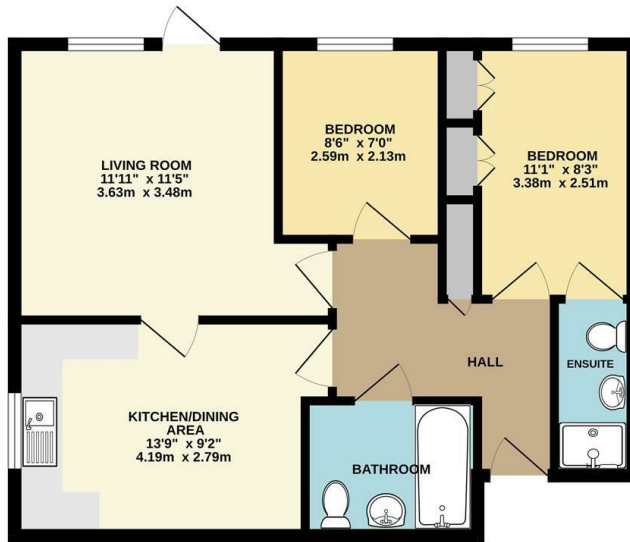
Welcome to this charming property located on St. Marys Way in the picturesque town of Guildford. This delightful house boasts a cosy reception room, two comfortable bedrooms, and two modern bathrooms, providing ample space for a small family or professionals looking to share.

Situated in a quiet and tucked away development, this property offers a peaceful retreat while being conveniently located within walking distance to the Royal Surrey Hospital and the prestigious University of Surrey.

With a modern specification throughout, this property is perfect for those who appreciate contemporary living. The allocated parking space ensures you'll never have to worry about finding a spot, and the great access to the A3 makes commuting a breeze.

Don't miss the opportunity to make this lovely flat your home sweet home in the heart of Guildford.

GROUND FLOOR  
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained here, the dimensions of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information purposes only and should not be used for any prospective purchase. 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                                   |  |                         |           |
| 1-10 G                                      |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | 80                      | 80        |
|                                             |  | 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 |           |

