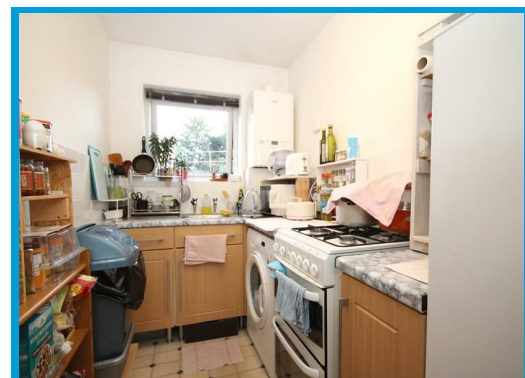
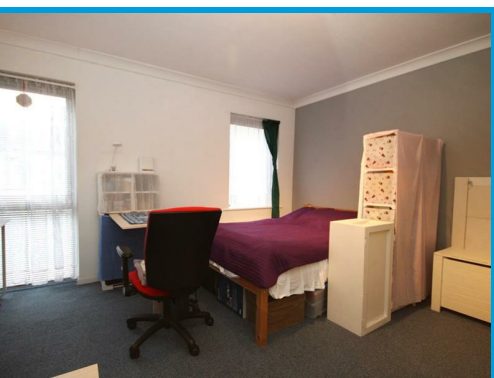




Kings Road, Guildford, GU1 4JT

£175,000

**\*\*NO CHAIN\*\*** This charming flat located on Kings Road in the heart of Guildford. This purpose-built property benefits from off- street parking. This modern and bright flat offers convenience and comfort in a town centre location.



# Description

**\*\*NO CHAIN\*\*** This charming flat located on Kings Road in the heart of Guildford. This purpose-built property boasts a reception room, a bathroom, and a large living space. This modern and bright flat offers convenience and comfort in a town centre location.

One of the standout features of this property is its proximity to local amenities, making daily errands a breeze. Additionally, the convenience of having parking available ensures that you'll never have to worry about finding a spot after a long day out.

For those who rely on public transport, the flat is within walking distance to the train station, providing easy access to various destinations. Whether you're commuting to work or exploring the surrounding areas, this location offers both convenience and connectivity.

If you're looking for a cosy and well-situated flat in Guildford, this property on Kings Road is definitely worth considering.



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>			
Not energy efficient - higher running costs <b>G</b>			
<b>England &amp; Wales</b>		76	76
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>			
Not environmentally friendly - higher CO <sub>2</sub> emissions <b>G</b>			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

