



School Meadow, Guildford, GU2 8GY

Guide Price £255,000

****NO CHAIN**** Located at the end of a quiet cul de sac, this two double 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

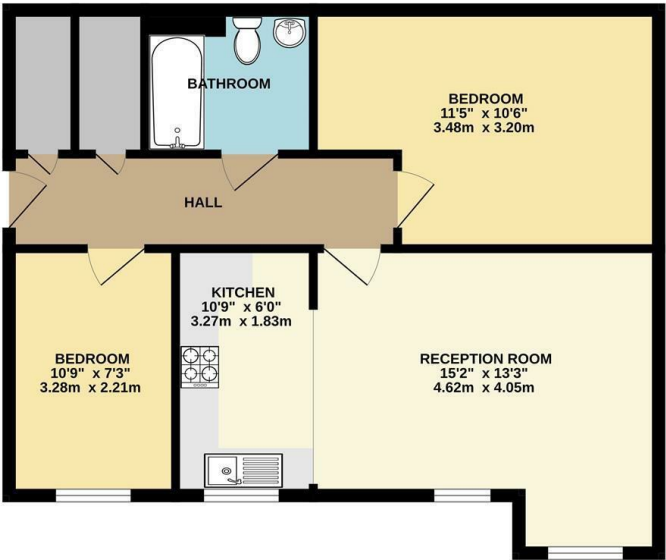
****NO CHAIN**** Situated in a modern development, this two bedroom ground floor apartment boasts spacious accommodation throughout.

Offered to the market with no onward chain, the property is accessed through secure phone entry system and the accommodation comprises an entrance hall, a spacious lounge with an open plan kitchen, a large master bedroom, a further double bedroom, a family bathroom with shower and two very large storage cupboards in the hallway.

The Royal Surrey Hospital, Surrey Research Park, Surrey University and A3 access are all very close by and further features include allocated parking, visitor parking and a large area of shared common land ideal for walking.

Lease: 106 years
Service Charge: £174

GROUND FLOOR
624 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA: 624 sq.ft. (57.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	81
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

