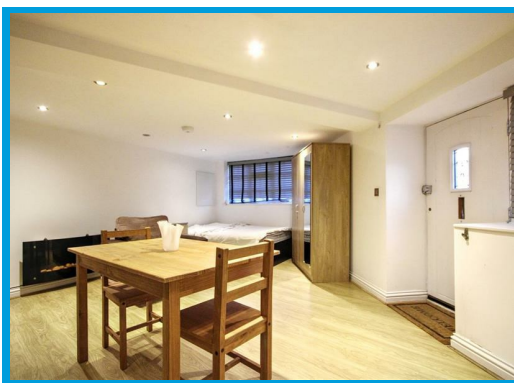




Millmead Terrace, Guildford, GU2 4AU

Guide Price £150,000

**\*\*NO ONWARD CHAIN\*\*** A modern studio apartment offering a bright living space with a sleek kitchenette and shower room. Ideally located near Guildford town centre and transport links, it's perfect for first-time buyers, investors, or commuters.



# Description

**\*\*NO ONWARD CHAIN\*\*** Located on the picturesque Millmead Terrace, this stylish self-contained studio apartment offers a fantastic opportunity for first-time buyers, investors, or those seeking a convenient town-centre home.

The property features a bright and well-designed living space with a modern kitchenette and a sleek, contemporary shower room. Large windows provide plenty of natural light, creating an inviting atmosphere.

Positioned just a short walk from Guildford's vibrant town centre, offering an array of shops, restaurants, and entertainment options. Excellent transport links, including Guildford train station and easy access to the A3, make this an ideal choice for commuters.



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	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	

