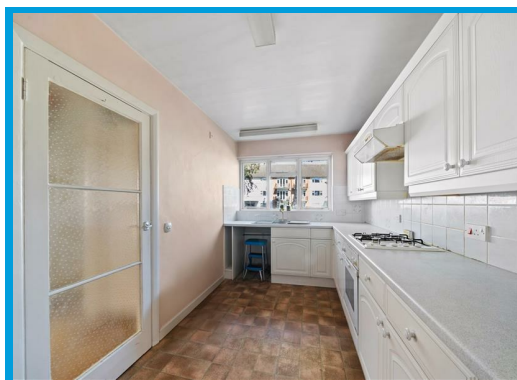




Lindfield Gardens, Guildford, GU1 1TP

Guide Price £325,000

**\*\*NO ONWARD CHAIN\*\*** Located in a highly sought after development and offering a fantastic opportunity to add value, this two double bedroom apartment offers very spacious accommodation overlooking beautiful communal grounds.





# Description

**\*\*NO ONWARD CHAIN\*\***

Offering a fantastic opportunity to add value to a hugely spacious two double bedroom apartment within a highly sought after development located moments from Guildford town centre.

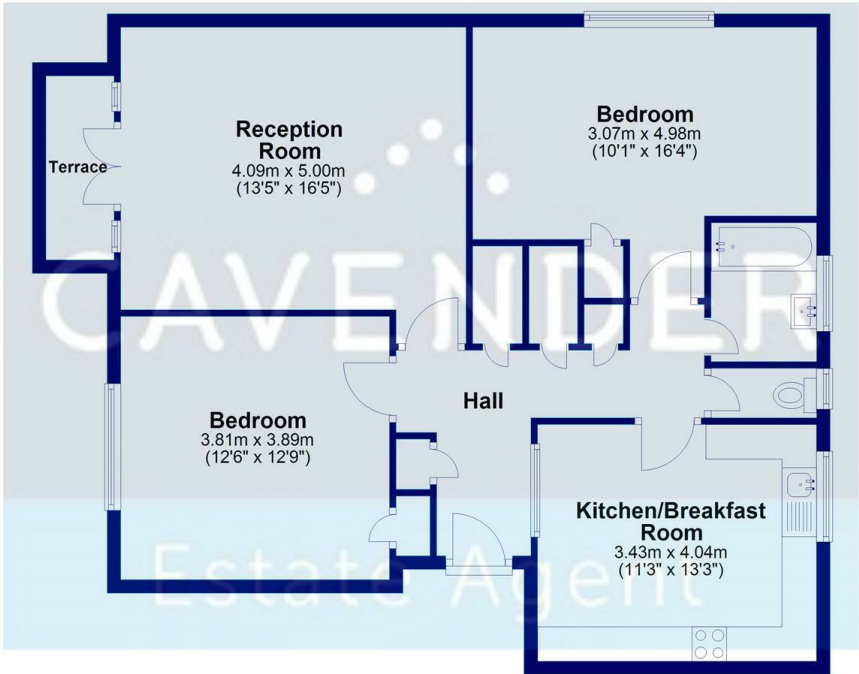
The property is located in a very quiet position at the back of the development and is on the ground floor of this well maintained development.

The apartment is conveniently arranged giving access to all rooms from the entrance hall with the accommodation comprising a spacious lounge with double doors to the balcony, a large master bedroom with built in wardrobes, a further double bedroom with built in wardrobes, a kitchen with dining area and a bathroom with separate WC.

The property further features a large amount of built in storage and ample shared parking.

## Ground Floor

Approx. 87.6 sq. metres (943.2 sq. feet)



Total area: approx. 87.6 sq. metres (943.2 sq. feet)



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	

