



Stoke Road, Guildford Surrey, GU1 4HR

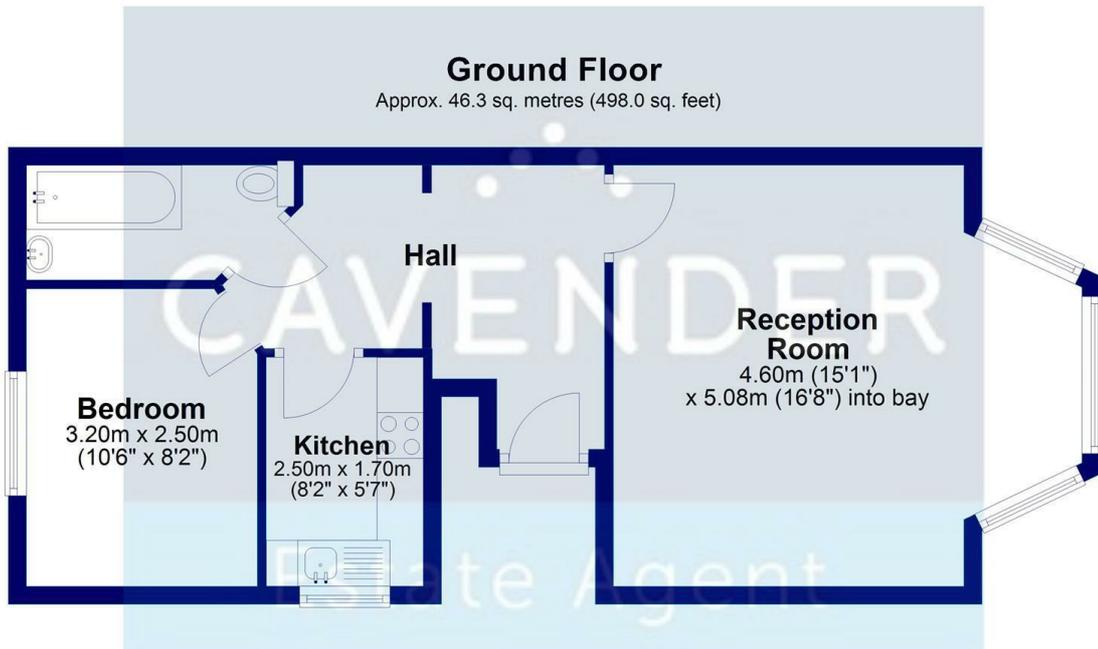
Guide Price £265,000

****NO ONWARD CHAIN**** A spacious and beautifully presented one bedroom apartment situated within the heart of Guildford town centre and close to Guildford mainline station.



Description

****NO ONWARD CHAIN**** Positioned in highly desired area within moments to Guildford High street, this spacious one bedroom apartment is presented in excellent order throughout. The property is set in an elevated position and comprises an entrance hall leading to a large lounge with sash window, a modern kitchen with appliances, a spacious double bedroom and a modern white bathroom suite with shower.



Total area: approx. 46.3 sq. metres (498.0 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		61	69
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		55	63
EU Directive 2002/91/EC			

