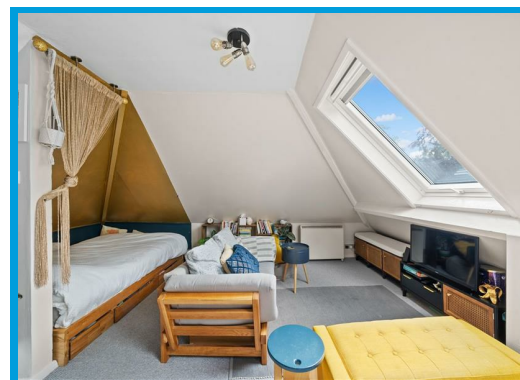
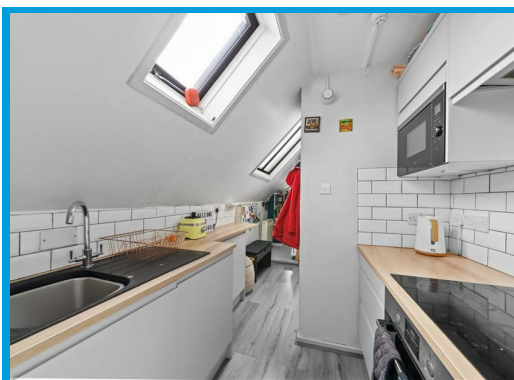
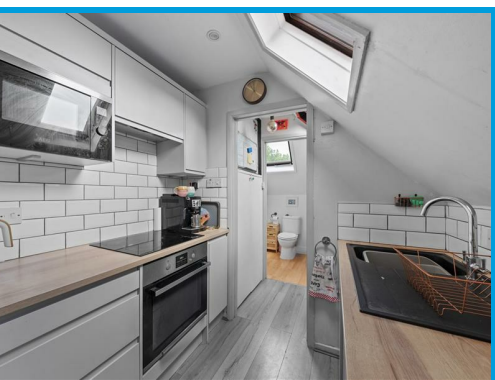




Vernon House, York Road Guildford, GU1 4DN

Guide Price £170,000

A well presented modern split level maisonette located in the heart of Guildford Town Centre, with easy access to both Guildford train stations.



Description

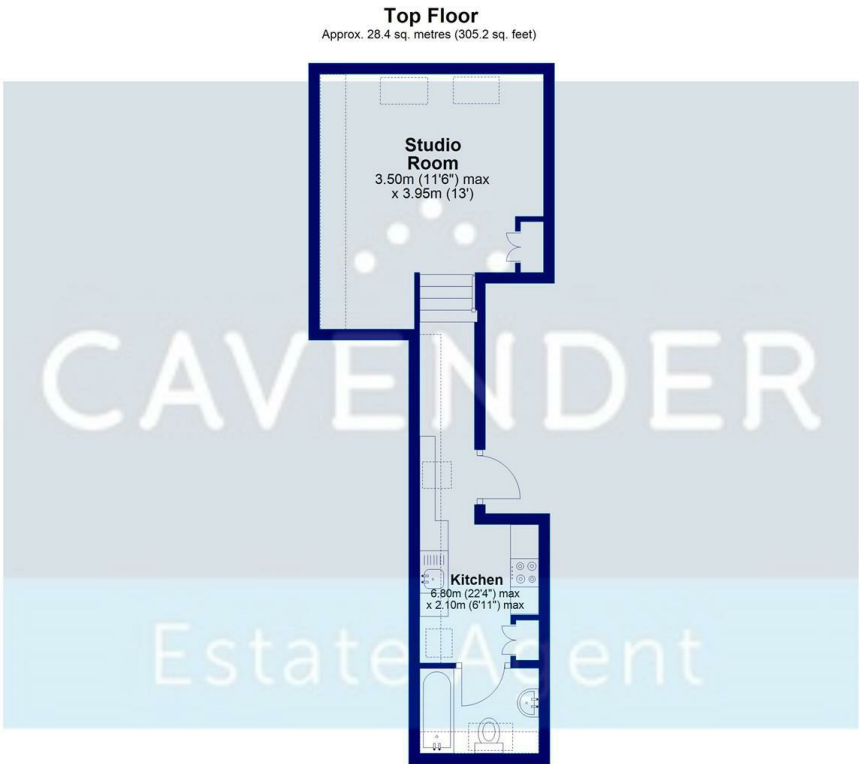
A delightful studio apartment located on York Road in the heart of Guildford. This modern property is perfect for those seeking a convenient lifestyle in a vibrant town centre location.

As you step inside, you will be greeted by a contemporary design that has been thoughtfully updated throughout. The newly fitted kitchen boasts modern appliances and stylish finishes, making it an ideal space for cooking and entertaining. The apartment also features new windows, allowing for plenty of natural light to fill the living area, creating a warm and inviting atmosphere.

One of the standout features of this studio is its prime location. Situated within walking distance to the train station, commuting to London or other nearby areas is both easy and efficient. Additionally, the bustling town centre offers a variety of shops, restaurants, and leisure facilities, ensuring that everything you need is right at your doorstep.

This studio apartment is an excellent opportunity for first-time buyers, young professionals, or investors looking for a rental property in a sought-after area. With its modern finishes and convenient location, Vernon House is sure to impress. Don't miss your chance to make this charming studio your new home.

Lease 999 years from 01/01/2015 with a share of the freehold
Service Charge £189.00 per month
No Ground Rent



Total area: approx. 28.4 sq. metres (305.2 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 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

