



Asking Price Of

**£499,950**

## Quarry Street | Guildford

**Share of Freehold**

**\*SHARE OF FREEHOLD\* \*UNDERFLOOR HEATING\***

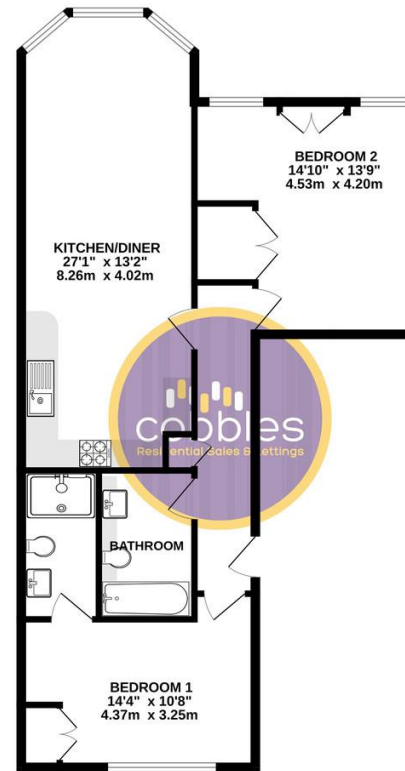
Cobbles bring to the market this wonderful two-bedroom apartment located on one of the most historic roads in Guildford, it is bursting with character!

This fantastic property is well proportioned in keeping with the age of the property, by offering a large hallway, two great sized double bedrooms with high ceilings. The master bedroom, has the added benefit of a modern walk in en-suite shower room.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>	81 B	81 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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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- Two Double Bedrooms
- Spacious Lounge area
- Council Tax Band - D
- Two Bathrooms
- Period Property
- EPC Rating - B