



Asking Price Of

£550,000

Millbrook | Guildford

Share of Freehold* *950+ Years On Lease* *Chain Free

Cobbles bring to the market this high specification apartment built in 2001, situated just a short walk to the town centre and mainline station.

Within the Riverside Development you have this beautifully presented two-bedroom, two-bathroom first floor flat with views of the River Wey. The property comprises of a generously spaced reception/diner with Juliet balcony offering views of the river, you also have a modern separate kitchen with breakfast bar and an abundance of surface space.



Energy Efficiency Rating

| Current | Potential |
|----------|-----------|
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

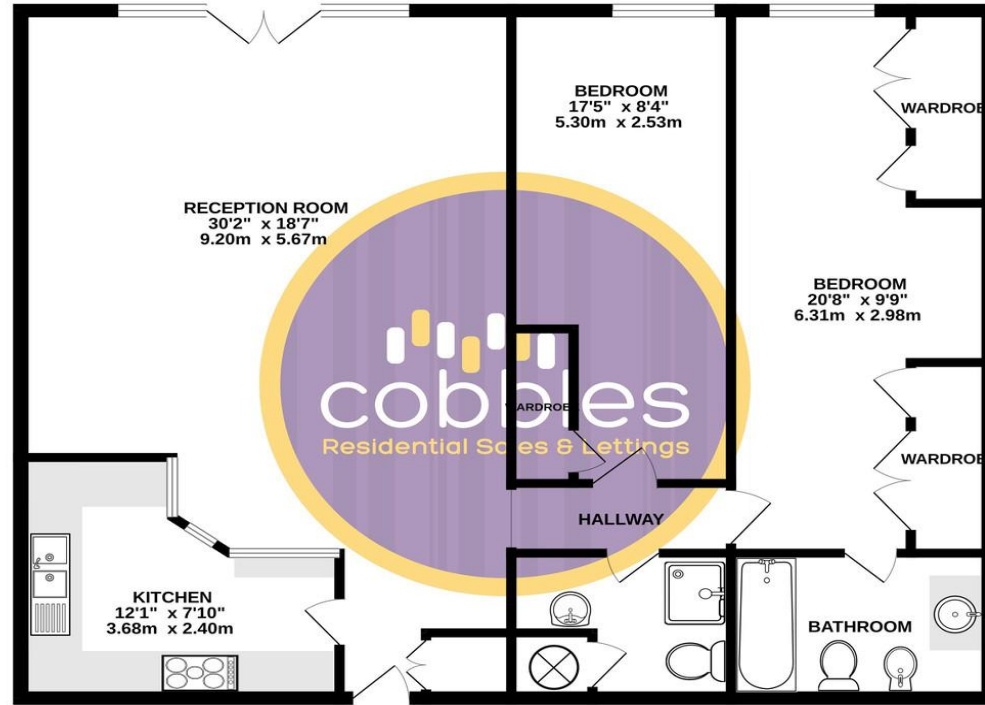
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

| Current | Potential |
|----------|-----------|
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |

EU Directive 2002/91/EC

SECOND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA : 1108 sq.ft. (103.0 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
- Views Of The River Wey
- Council Tax Band - E
- 1000+ Sq. Ft
- 950+ Years On Lease
- EPC Rating - B