



Offers In Excess Of

**£249,995**

## Hopton Court | Guildford

**Leasehold**

**\*AVAILABLE CHAIN FREE\***

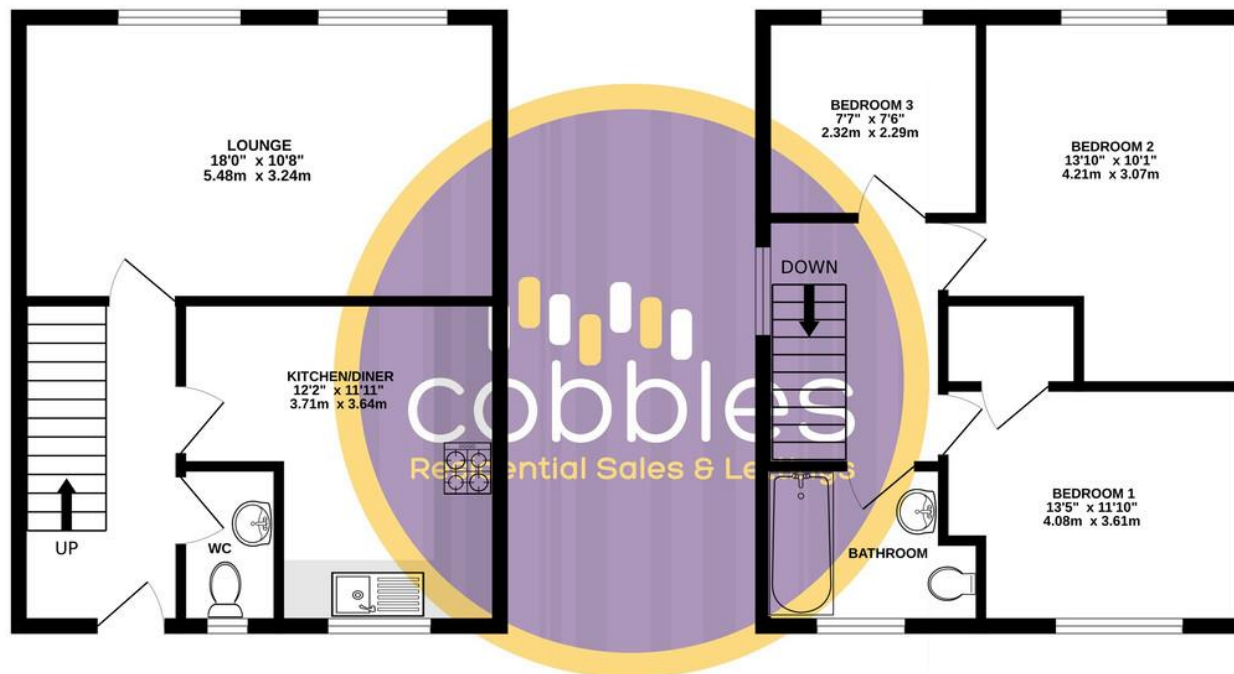
This three bedroom split level apartment is offered to the market chain free. The property comprises of a downstairs WC, spacious kitchen diner, larger than average lounge area, which could also double up as an additional bedroom.

Upstairs, you have a further three bedrooms (two double and one single). Finally, you have the family bathroom.



THIRD FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

FOURTH FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

- Three Bedroom
- Offered Chain Free
- Council Tax Band - B
- Split Level Maisonette
- Close to Hospital
- EPC Rating - C