



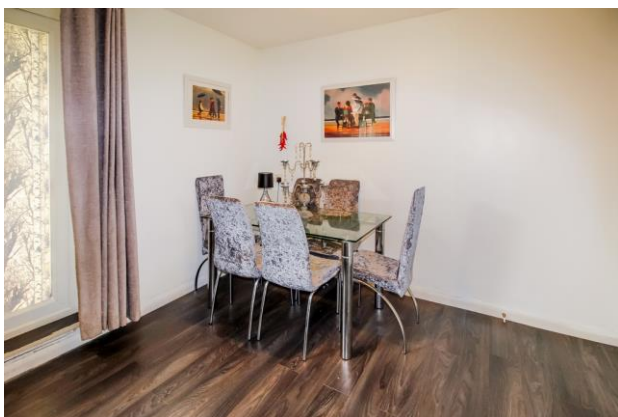
Offers In Excess Of

£264,995

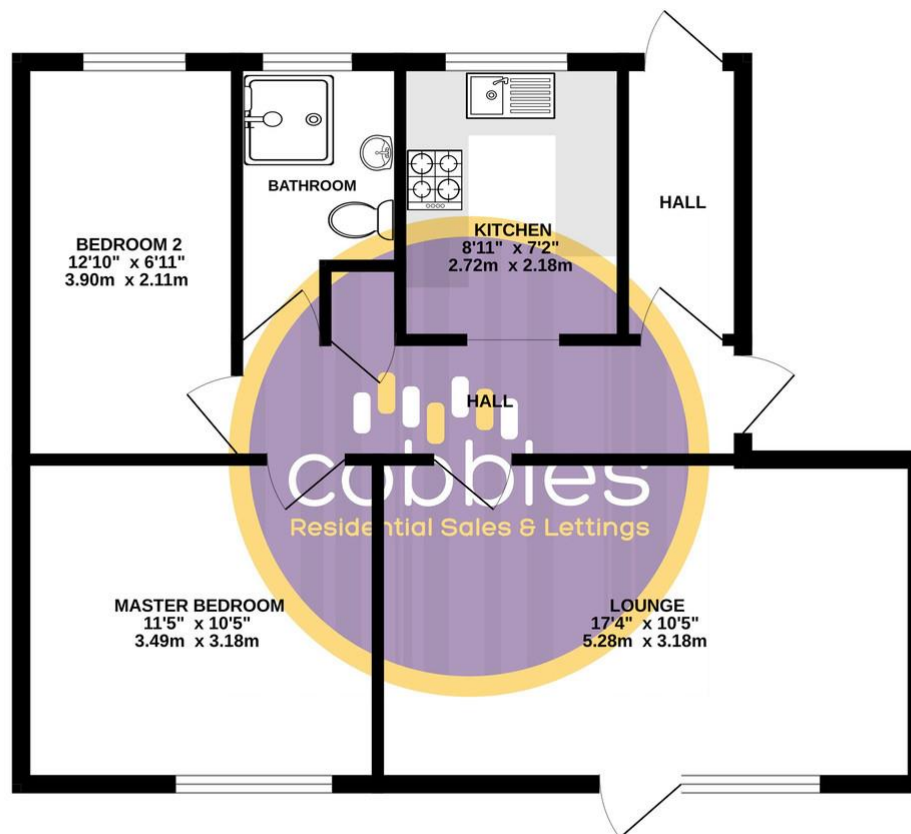
Pound Court | Guildford

Leasehold

Nestled in a peaceful cul-de-sac, this charming ground floor flat offers comfort, convenience, and modern living. With easy ground-floor access, the property boasts solid construction and soundproof floorboards, making it both quiet and energy-efficient, retaining heat during colder months. Located within walking distance of local amenities, including a duck pond, traditional pubs, a post office, a local shop, a school, a children's play park, a basketball court, and scenic village green and forest walks, this family home provides a perfect balance between tranquillity and accessibility.



GROUND FLOOR
597 sq.ft. (55.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 597 sq.ft. (55.5 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 for guidance only. No responsibility is taken for any error, omission or misstatement. The services of a professional surveyor should be used as such by any prospective purchaser. The services of a professional surveyor should be used as such by any prospective purchaser. Measurements are for guidance only and no guarantee is given as to their operability or efficiency can be given.
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- Two Bedrooms
- Ground Floor Maisonette
- Communal Garden
- Private Entrances
- Council Tax Band - C
- EPC Rating - C