



Offers In Excess Of

**£190,000**

Leasehold

## Aragorn Court | Guildford

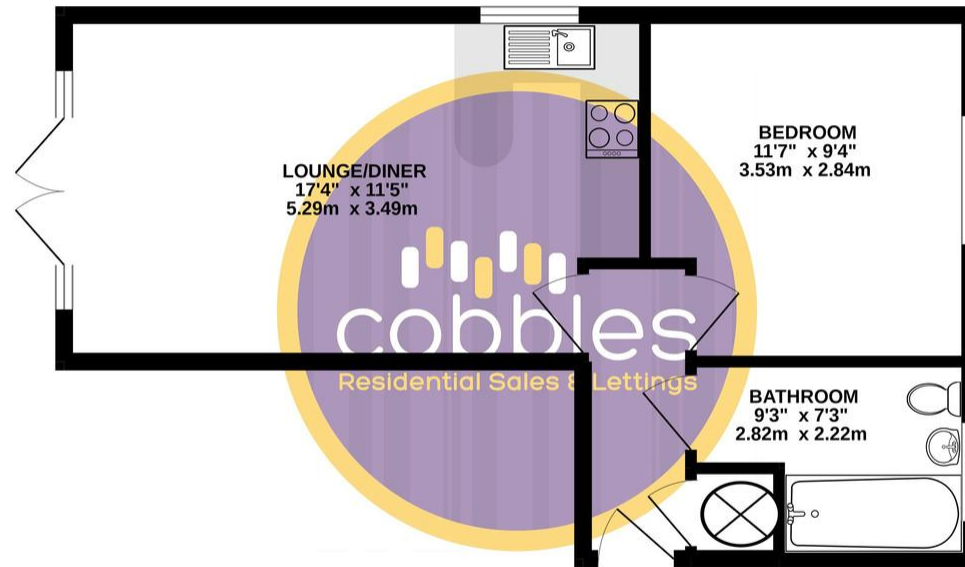
Cobbles bring to the market this spacious and well-presented ground floor purpose-built apartment, situated on the outskirts of Guildford within a private residential development.

Inside the property the reception room is an impressive open plan room with doors directly out onto the communal garden, combining the living room and kitchen. The kitchen with integrated appliances is well equipped with plenty of surface space and cupboards, a further benefit is the breakfast bar, combining the kitchen and living space nicely. Further through the property you have the spacious double bedroom, a large family bathroom and the spacious hallway with ample storage and security entry system.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76   c	76   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 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.  
Made with Metroplan 10/2022

- One Double Bedroom
- Kitchen With Breakfast Bar
- Council Tax Band - C
- Large Lounge Diner
- Parking
- EPC Rating - C