



Offers In Excess Of

**£230,000**

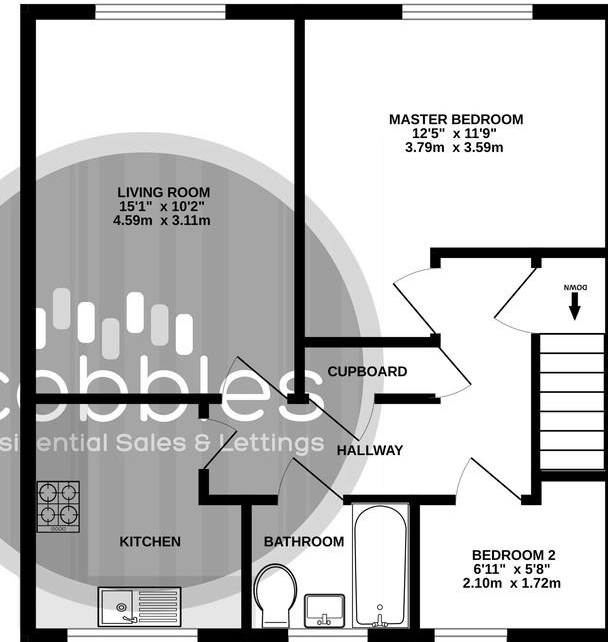
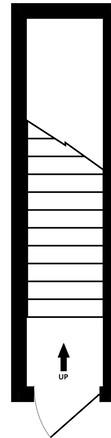
## Cinnamon Gardens | Guildford

### Leasehold

Nestled peacefully within the highly desirable Cinnamon Gardens, this well-presented first-floor maisonette in the popular Rydes Hill area of Guildford, offered to the market chain-free. With its own private entrance, this property provides a sense of independence and privacy. The spacious open-plan living area seamlessly connects to a modern kitchen, creating a welcoming space for both relaxation and entertaining. The generously sized master bedroom offers ample space for furnishings, while the second bedroom is a cosy single room, perfect for a nursery or home office.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL FLOOR AREA : 567 sq.ft. (52.6 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.  
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- Two Bedrooms
- Spacious Lounge
- Council Tax Band - C
- Chain Free
- Off Road Parking
- EPC Rating - C