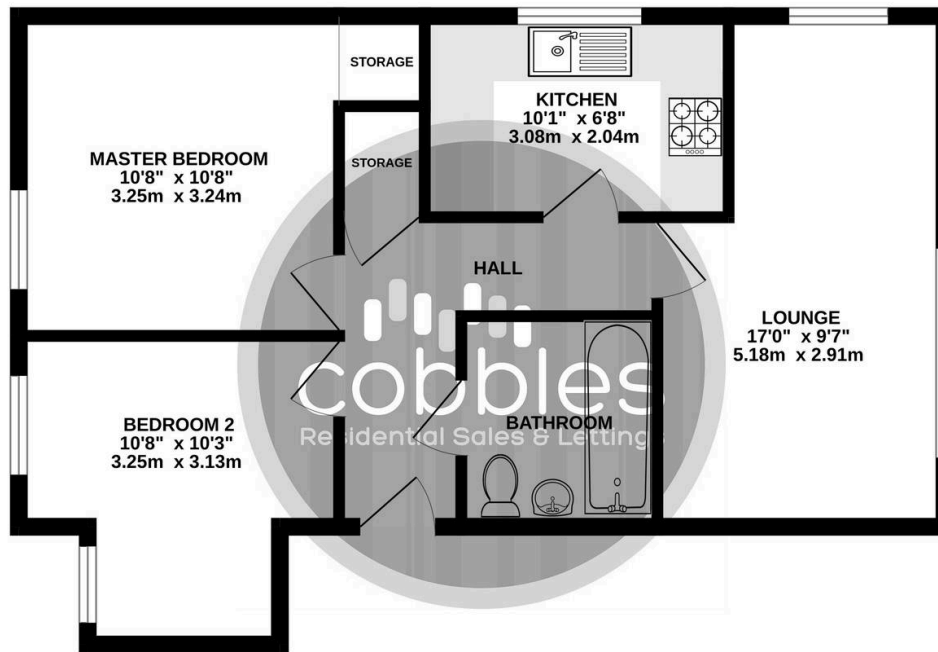




GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA : 549 sq.ft. (51.0 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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4 Simmons Court

Guildford, Guildford

Cobbles are delighted to bring to market this bright and spacious first-floor two-bedroom apartment, ideally situated in the ever-popular Simmons Court. From the moment you step inside, you'll notice the abundance of natural light that flows throughout the flat, particularly in the generously sized lounge which boasts an impressive floor-to-ceiling window. The property offers two comfortable bedrooms, a well-equipped kitchen, and a modern bathroom, making it a fantastic choice for first-time buyers, downsizers, or investors alike. Additional benefits include an allocated parking space, secure entry system, and a prime location close to local amenities, excellent transport links, and green open spaces.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

- Two Bedrooms
- Allocated parking, plus visitor bays and ample street parking
- Floor to ceiling window
- Large Lounge
- Quiet Location
- Council Tax Band - D
- EPC Rating - B

