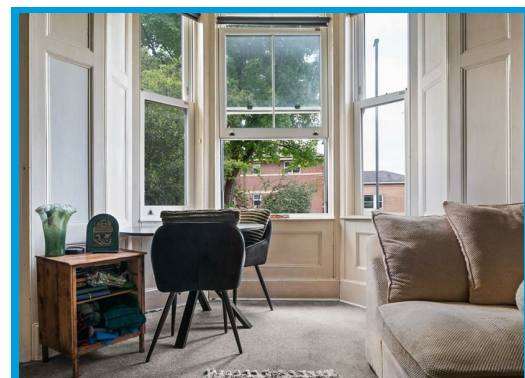
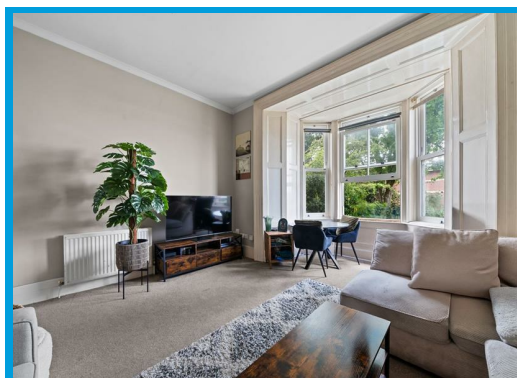




Stoke Road, Guildford Surrey, GU1 4HR

Guide Price £255,950

****NO ONWARD CHAIN**** A spacious and beautifully presented one bedroom apartment situated within the heart of Guildford town centre and close to Guildford mainline station.

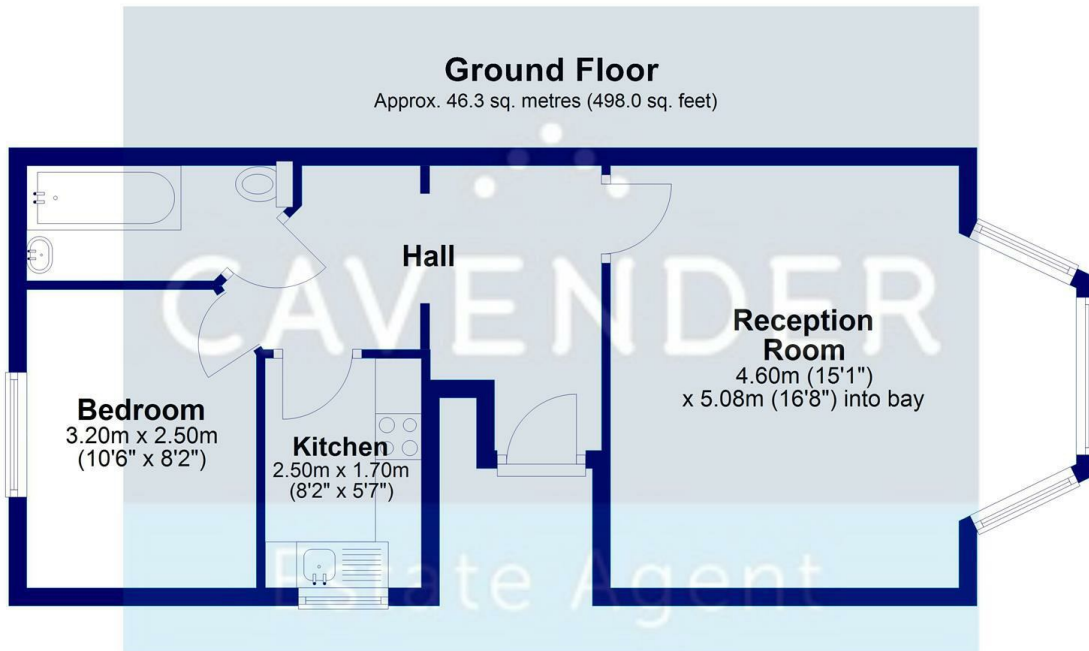


Description

NO ONWARD CHAIN Ideally positioned in a highly desirable area just moments from Guildford High Street, this spacious one-bedroom apartment is presented in excellent condition throughout.

Set in an elevated position, the property comprises an inviting entrance hall leading to a generous lounge featuring a charming sash window, a modern fitted kitchen with appliances, a well-proportioned double bedroom, and a contemporary white bathroom suite complete with shower.

An ideal purchase for first-time buyers, investors, or those seeking a conveniently located home in the heart of Guildford.



Total area: approx. 46.3 sq. metres (498.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

