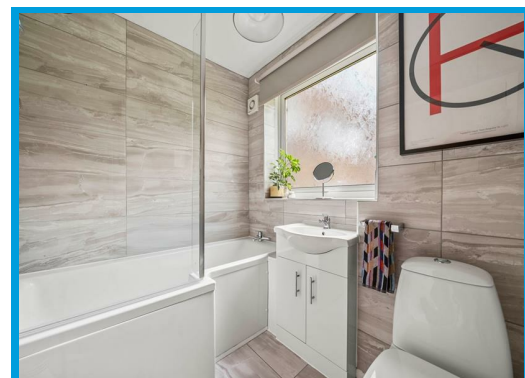
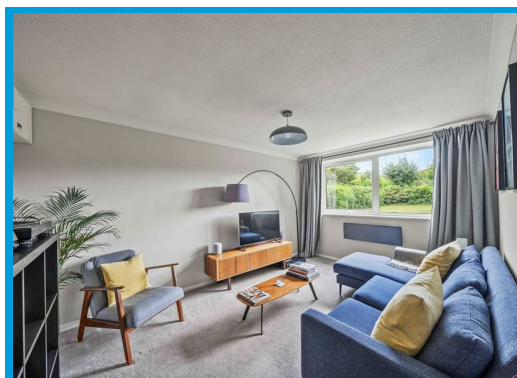
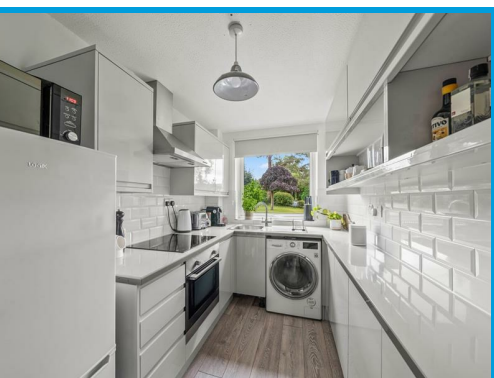




Rossiter Lodge, Rosetrees, Guildford, GU1 2HU

Guide Price £219,900

**\*\* NO ONWARD CHAIN\*\*** This bright and stylish ground-floor apartment features a spacious living area, modern kitchen, generous double bedroom, and a contemporary bathroom. Ideally located within walking distance of the High Street and London Road station, it also benefits from a garage, communal parking, and no onward chain.



# Description

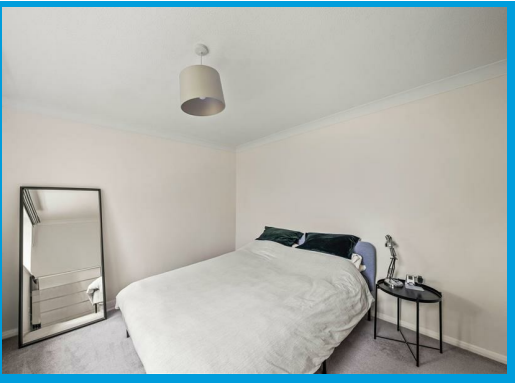
Situated on the ground level, this stylish apartment provides bright and comfortable accommodation throughout. The property boasts an inviting reception room and a contemporary fitted kitchen designed for modern living. A well-proportioned double bedroom enjoys attractive outlooks, while the bathroom is fitted with both a bathtub and separate shower facilities. Residents benefit from access to attractive communal gardens, a private garage, and communal parking. Conveniently positioned just a short stroll from the charming historic High Street and London Road train station. Offered with no onward chain.

## Ground Floor

Main area: approx. 43.0 sq. metres (462.7 sq. feet)  
Plus garages, approx. 12.9 sq. metres (139.2 sq. feet)



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| Energy Efficiency Rating                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Current                                                                                                                                                                                                                                                                                                                                                           | Potential                                                                                                                          |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>(92 plus) <b>A</b><br/>(81-91) <b>B</b><br/>(69-80) <b>C</b><br/>(55-68) <b>D</b><br/>(39-54) <b>E</b><br/>(21-38) <b>F</b><br/>(1-20) <b>G</b></div> <div>Very energy efficient - lower running costs</div> <div>Not energy efficient - higher running costs</div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div><b>76</b></div> <div><b>55</b></div> |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                    |
| England & Wales                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                    |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Current                                                                                                                                                                                                                                                                                                                                                                                                 | Potential                                                                                                                          |
| <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div>(92 plus) <b>A</b><br/>(81-91) <b>B</b><br/>(69-80) <b>C</b><br/>(55-68) <b>D</b><br/>(39-54) <b>E</b><br/>(21-38) <b>F</b><br/>(1-20) <b>G</b></div> <div>Very environmentally friendly - lower CO<sub>2</sub> emissions</div> <div>Not environmentally friendly - higher CO<sub>2</sub> emissions</div> | <div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div> <div><b>76</b></div> <div><b>55</b></div> |
| EU Directive 2002/91/EC                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                    |
| England & Wales                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                    |

