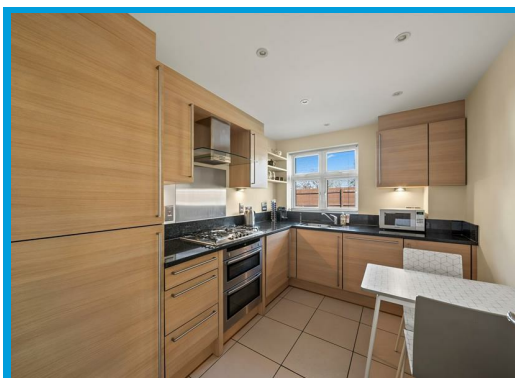




Hérons Crest, Cross Lane Guildford, Surrey GU1 2EE

Guide Price £425,000

Modern two-bedroom ground floor apartment with no onward chain, set in a sought-after gated development. Features include two bathrooms, private patio, underground parking, and a convenient location within walking distance of the town centre and train station.



Description

A beautifully presented two-bedroom ground floor apartment, offered with no onward chain, and set within a secure gated development in a highly sought-after location, just a short walk from the town centre and train station.

This impressive property offers spacious, well-designed accommodation throughout, ideal for modern living. The apartment features two generously sized double bedrooms, including a principal bedroom with a stylish en-suite, alongside a second contemporary bathroom, both finished to a high standard with quality fixtures and fittings.

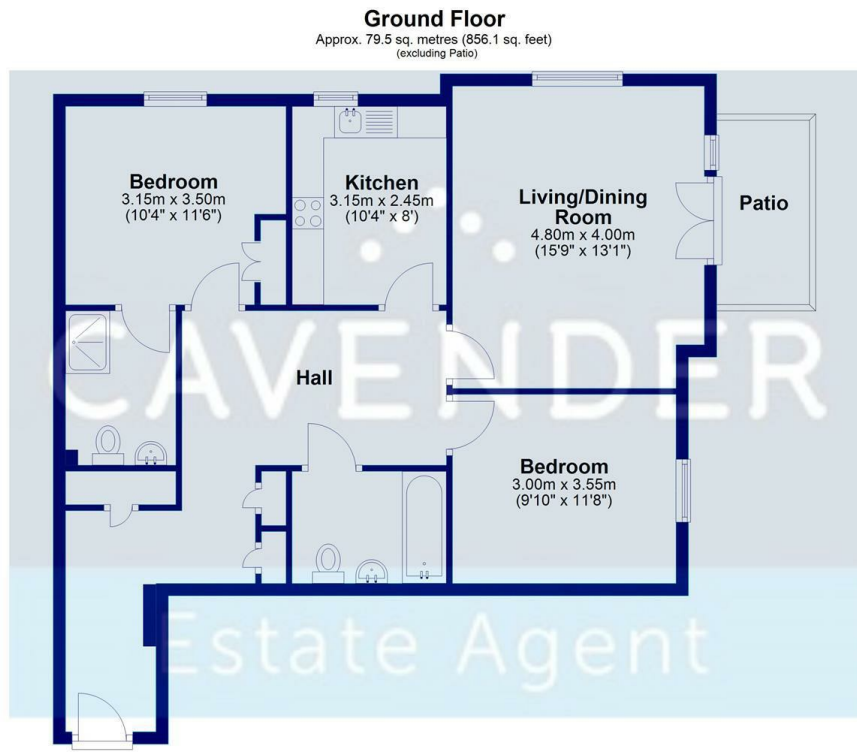
At the heart of the home is a bright and airy living space, thoughtfully laid out to provide both comfort and versatility, perfect for relaxing or entertaining. The property benefits from a sleek, modern finish throughout, with clean lines and a neutral décor ready for a buyer to move straight in and make their own.

A particular highlight is the direct access from the living area onto a private patio, offering a pleasant outdoor space ideal for al fresco dining or unwinding during the warmer months.

Further benefits include private underground parking, providing both convenience and added security, as well as the peace of mind of residing within a well-maintained gated development.

Perfectly positioned within walking distance of the town centre and train station, the property offers excellent access to a range of local amenities, shops, restaurants, and transport links, making it an ideal purchase for first-time buyers, professionals, downsizers, or investors alike.

Leasehold- 112 years
 Service charge £3000
 Ground rent £400



Total area: approx. 79.5 sq. metres (856.1 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		
(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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

