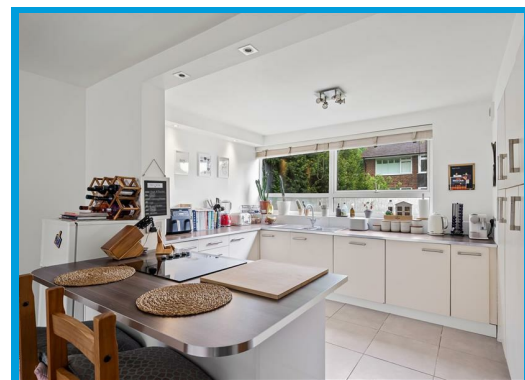
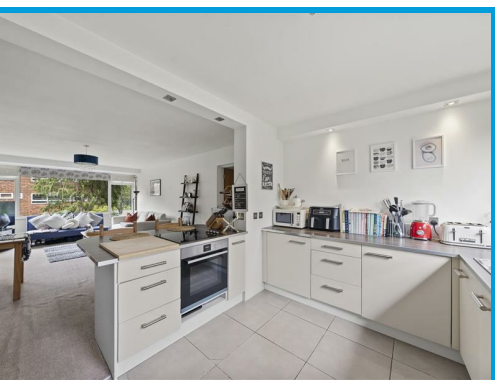




London Road, Guildford, GU1 1TL

Asking Price £400,000

Positioned in a prime town centre location opposite Stoke Park, this stunning two bedroom, two bathroom apartment boasts spacious and well presented accommodation. Features include two home office spaces, open plan kitchen and parking.



Description

Beautifully bright and generously proportioned, this well-presented two-bedroom apartment enjoys a prime position on London Road - one of central Guildford's most convenient locations.

Offered in excellent condition throughout, the property features two reception rooms, two modern bathrooms, and excellent natural light that enhances the sense of space.

The additional reception room provides a superb, dedicated area for working from home, adding valuable flexibility to the layout.

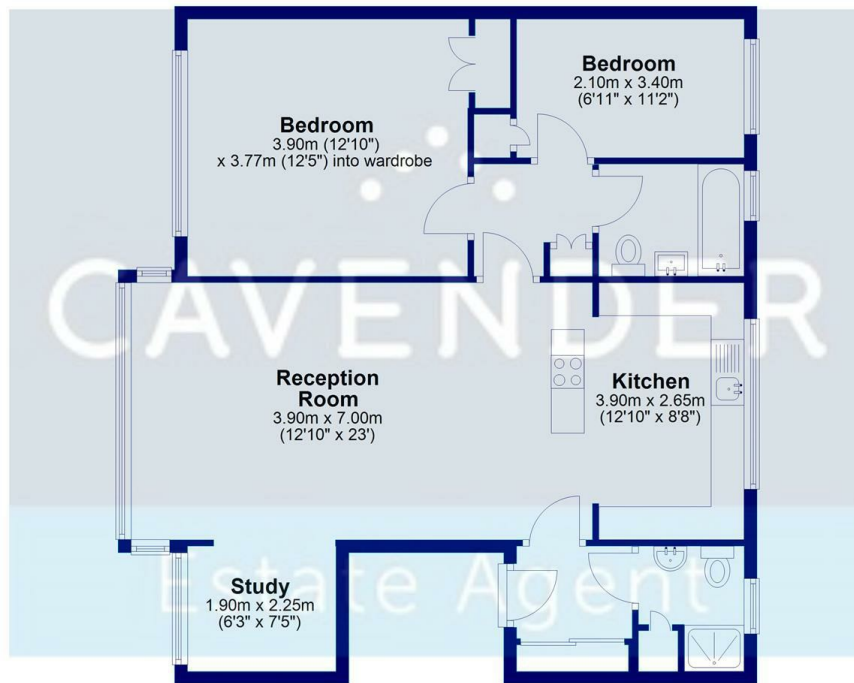
Residents' parking offers everyday practicality, while the vibrant town centre is just moments away, placing shops, cafés, restaurants, and amenities within effortless reach.

Commuters benefit from outstanding transport links: London Road Station is approximately a 5 minute walk, offering quick connections to London and surrounding areas, while Guildford Mainline Station is also easily accessible on foot, providing fast and frequent services into London Waterloo.

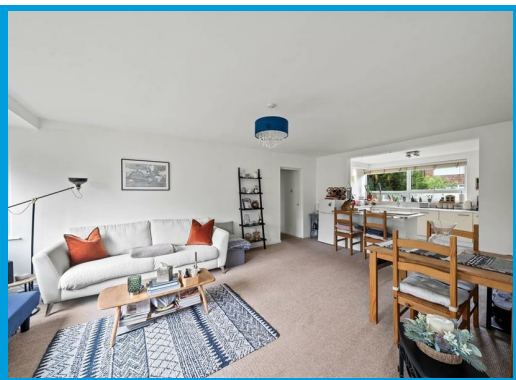
A fantastic opportunity to secure a bright, spacious home in an unbeatable central Guildford location.

First Floor

Approx. 81.4 sq. metres (875.9 sq. feet)



Total area: approx. 81.4 sq. metres (875.9 sq. feet)



Energy Efficiency Rating	
	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	
	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	
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