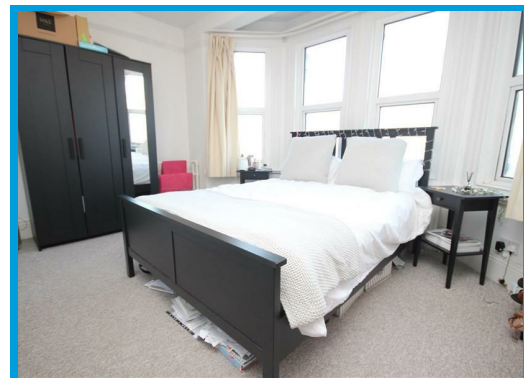
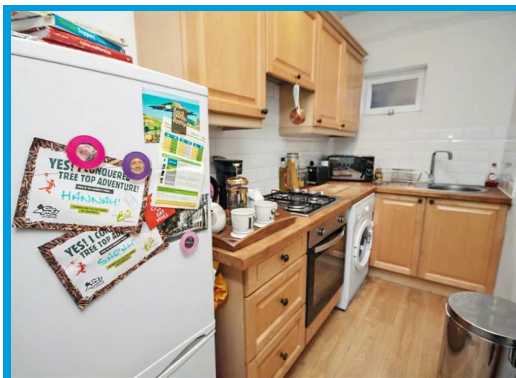




York Road, Guildford Surrey, GU1 4DF

Guide Price £275,000

Beautifully presented and centrally located, this light and airy two double bedroom apartment offers spacious accommodation, a modern kitchen with appliances, a stylish bathroom, and a generous lounge. Combining contemporary finishes with character features, the property also benefits from off-street parking and is just moments from Guildford High Street.



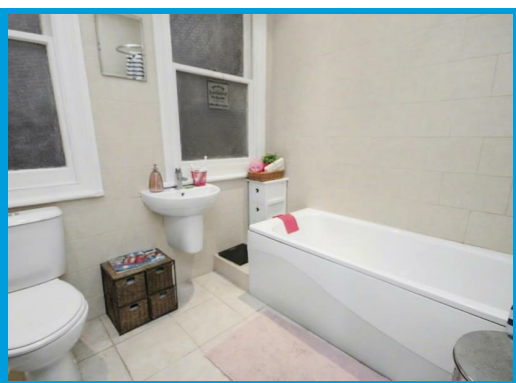
# Description

Situated in the centre of town, this beautifully presented two double bedroom apartment offers spacious and well-appointed accommodation throughout.

The property is bright and airy, featuring a welcoming entrance hall leading to a generous lounge, perfect for both relaxing and entertaining. The modern fitted kitchen comes complete with appliances, while the bathroom is finished to a good standard and includes a shower.

Both bedrooms are well-proportioned doubles, providing comfortable living space. The apartment seamlessly blends contemporary style with charming character features.

Further benefits include off-street parking and an enviable location just moments from Guildford High Street, offering a wide range of shops, restaurants, and transport links.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	65
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		58	59
(39-54) E			
(21-38) F			
1-20 G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

