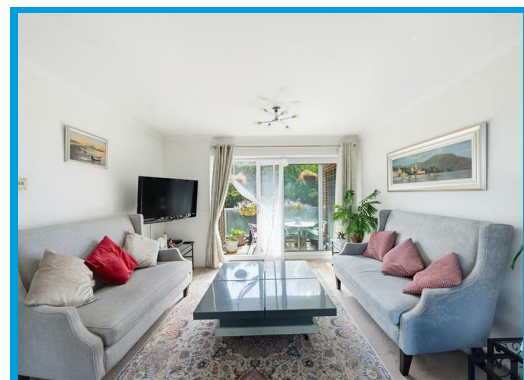




Rosetrees, Guildford, GU1 2HX

Guide Price £335,000

A spacious two-bedroom first floor apartment situated in one of Guildford's most desirable residential areas, within approximately one mile of the town centre, offering a private balcony, garage, residents' parking and a long lease. The property features a generous dual-aspect living and dining room with excellent views, a modern fitted kitchen and bathroom, two double bedrooms and well-kept communal grounds.



Description

Situated in one of Guildford's most highly desirable residential areas, this spacious first floor apartment offers well-proportioned accommodation, excellent views and a convenient location within approximately one mile of Guildford town centre.

The property benefits from two double bedrooms, a modern fitted kitchen, modern bathroom, private balcony, garage and residents' parking, together with a long lease. The impressive dual-aspect reception room provides excellent space for both living and dining, with attractive views and direct access to the balcony.

The main entrance leads into a well-maintained communal hall, with stairs rising to the first floor. The apartment's front door opens into a welcoming lobby with a useful built-in storage cupboard, leading through to a spacious central hallway. The hallway provides access to all rooms and also benefits from a large built-in airing cupboard.

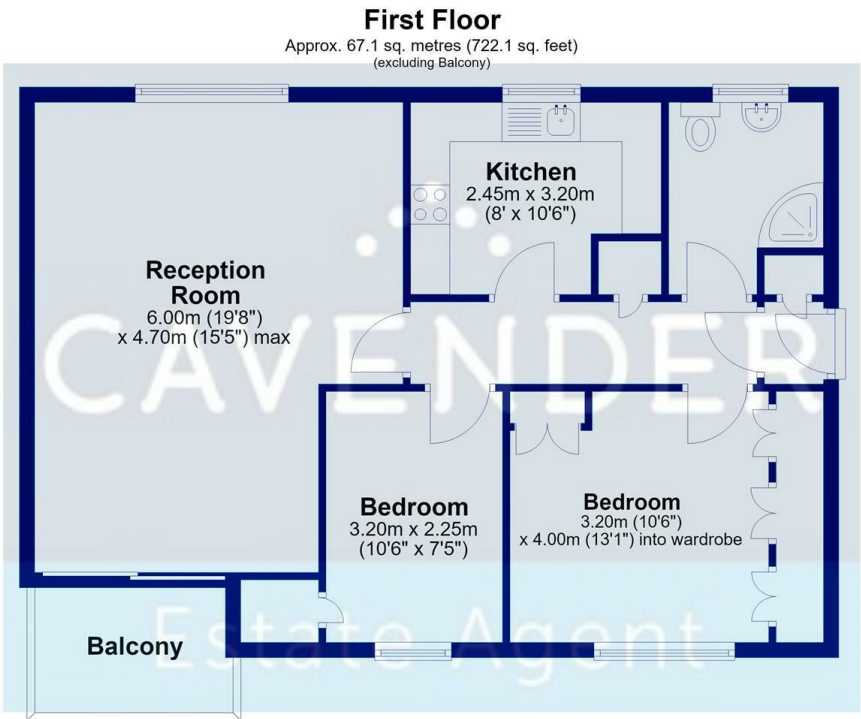
The generous dual-aspect reception room is a particular highlight, offering ample space for separate sitting and dining areas. A large window provides plenty of natural light and the sliding patio doors open directly onto the private balcony, creating an ideal space for enjoying the surrounding views.

The separate modern kitchen is fitted with a range of contemporary units and provides a practical and well-appointed space for everyday cooking.

The principal bedroom is a comfortable double room with a window overlooking the surrounding area, while the second bedroom is also a well-proportioned double bedroom.

The modern bathroom comprises a white three-piece suite, complemented by tiled walls.

Externally, the apartment is set within well-kept communal grounds, providing an attractive and peaceful setting. To the rear of the development are the residents' garages, with residents' parking available to the front.



Total area: approx. 67.1 sq. metres (722.1 sq. feet)

