



The Courtyard, Stoke Road Guildford, Surrey GU1 4HP

Guide Price £375,000

This stunning two double bedroom apartment is located in the heart of Guildford and is presented in excellent order. The property consists of master bedroom with en suite, a further double bedroom, large reception room, modern kitchen and family bathroom. Offered with no onward chain.



Description

This stunning two double bedroom top floor apartment is located just moments from Guildford town centre and is presented to a beautiful standard throughout.

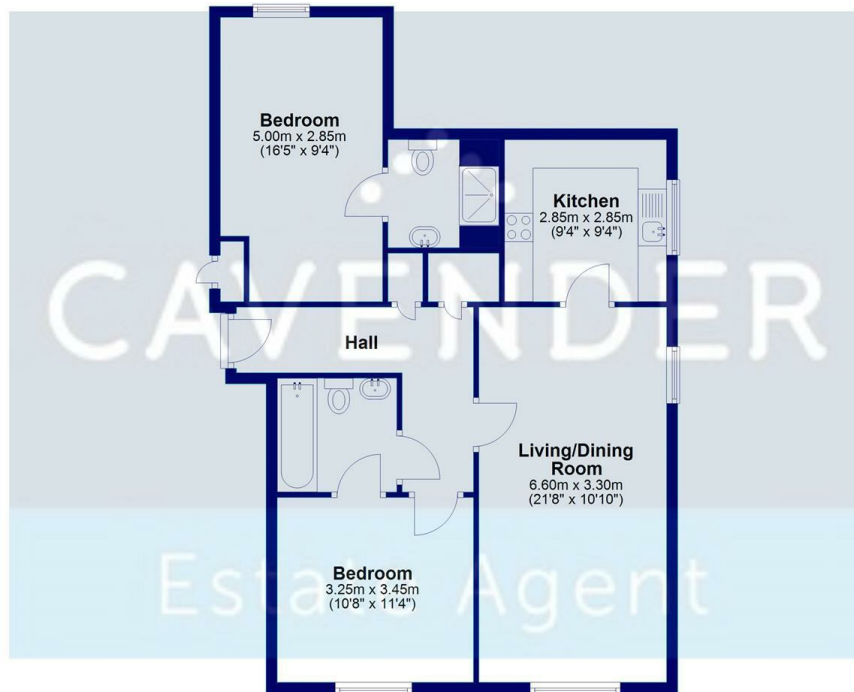
The property comprises an entrance hall with access to large reception room with Cathedral views, modern kitchen with appliances, master bedroom with en suite shower room, a further double bedroom and family bathroom with shower over bath.

The property further benefits off street allocated parking.

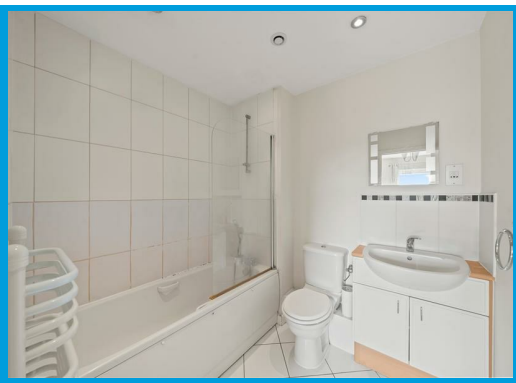
Both Guildford mainline station and London Road station are within a short distance and the A3 is within easy access.

Top Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Total area: approx. 75.3 sq. metres (810.4 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		76	82
		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	

