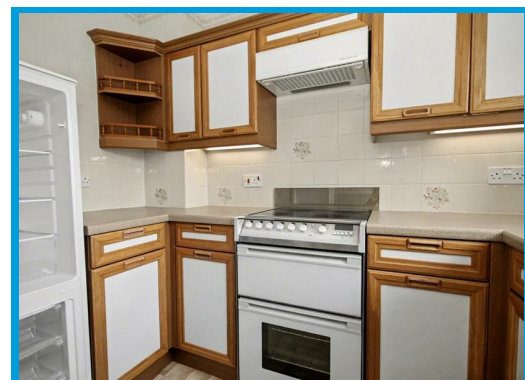
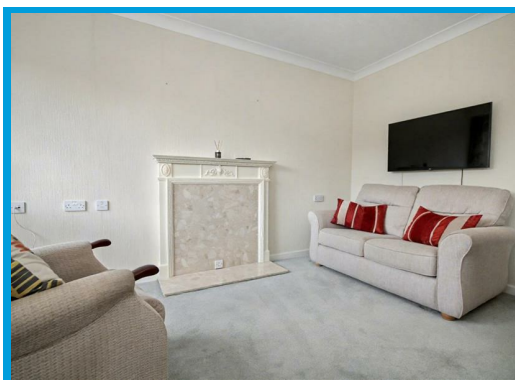
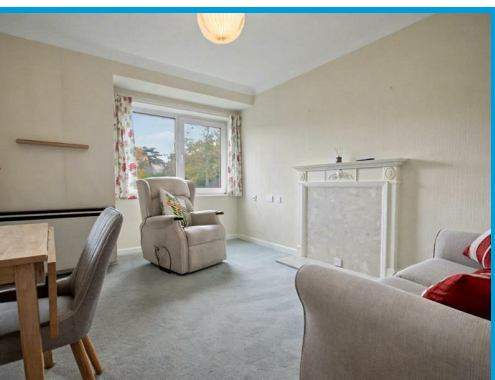




York Road, Guildford, GU1 4EA

Guide Price £89,950

A spacious one bedroom second floor apartment in a sought-after over 60s warden assisted development, just a short walk from Guildford town centre. Enjoy comfort, security, and a friendly community with excellent on-site facilities and regular social events.



Description

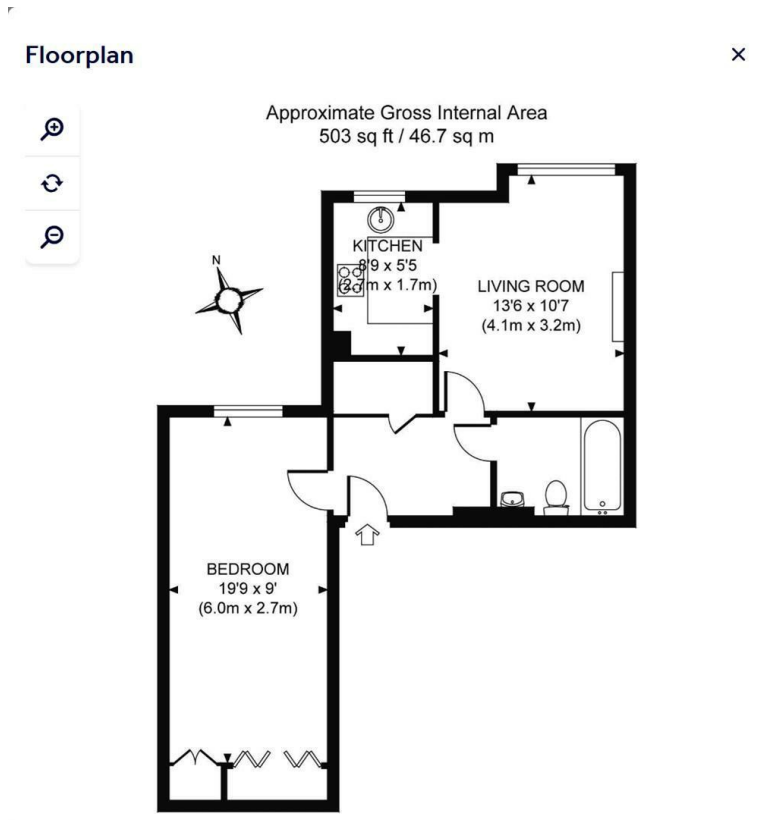
This spacious one bedroom second floor apartment forms part of a popular warden-assisted development for the over 60s, offering a perfect combination of independence, comfort and community. Ideally located within walking distance of Guildford town centre, G Live, Stoke Park, Waitrose, and local dentists and doctors, this property enjoys a superb, convenient setting close to all amenities.

The development consists of just 34 apartments and is known for its friendly, proactive community atmosphere. Residents have access to a range of excellent communal facilities, including a welcoming residents' lounge, laundry facilities, and beautifully maintained communal gardens.

A lively social calendar offers regular fish and chip suppers, quiz nights, exercise classes, and visits from a mobile hairdresser, creating a real sense of belonging and community spirit.

Additional benefits include a 24-hour care alarm system, resident management staff, and building insurance included in the service charge.

This spacious and well-located apartment represents a fantastic opportunity for anyone looking to enjoy a secure and sociable lifestyle in a highly sought-after over 60s development.



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		67	
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			

