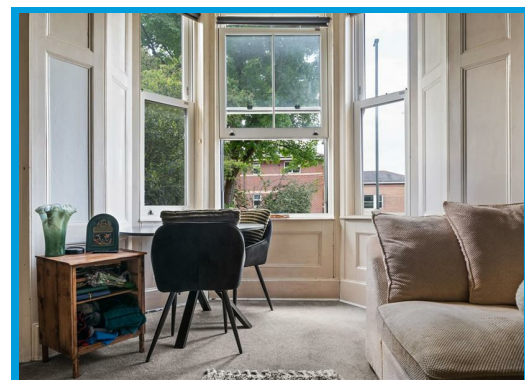
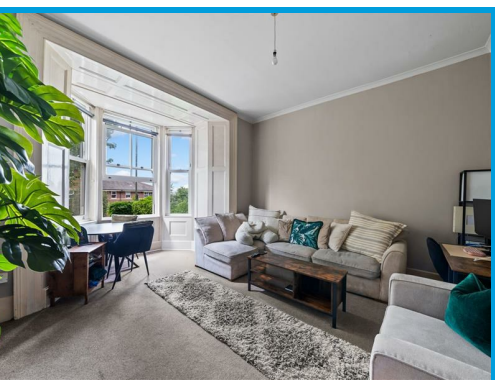




Stoke Road, Guildford Surrey, GU1 4HR

Guide Price £244,950

**\*\*NO ONWARD CHAIN\*\*** A spacious and beautifully presented one bedroom apartment situated within the heart of Guildford town centre and close to Guildford mainline station.

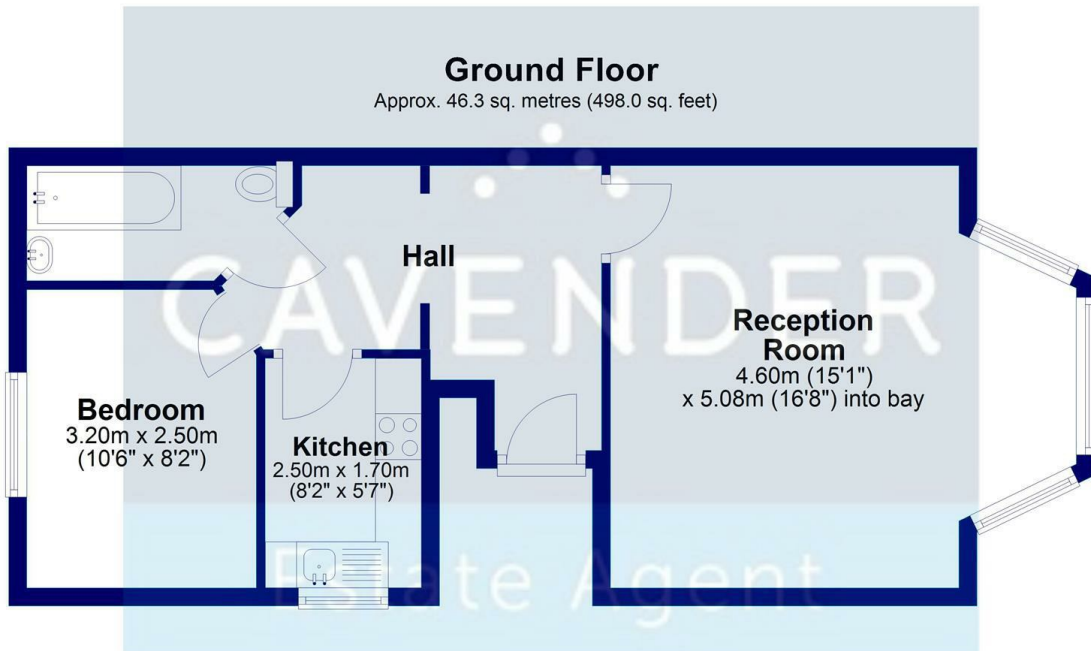


# Description

NO ONWARD CHAIN Ideally positioned in a highly desirable area just moments from Guildford High Street, this spacious one-bedroom apartment is presented in excellent condition throughout.

Set in an elevated position, the property comprises an inviting entrance hall leading to a generous lounge featuring a charming sash window, a modern fitted kitchen with appliances, a well-proportioned double bedroom, and a contemporary white bathroom suite complete with shower.

An ideal purchase for first-time buyers, investors, or those seeking a conveniently located home in the heart of Guildford.



Total area: approx. 46.3 sq. metres (498.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		61	69
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		55	63
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

