



61 Francis Court Worplesdon Road, Guildford, Surrey. GU2 9UR

- Must Be Seen
- Retirement Flat
- Two Bedrooms
- Two Bathrooms
- Fitted Kitchen/Breakfast Room
- Generous Lounge
- Double Glazed
- Communal Facilities
- Communal Garden



PROPERTY DESCRIPTION

Situated on the top floor in the ever popular Francis Court and known as "The Penthouse" this well presented retirement flat for the over 60's comes to the market offering a spacious lounge/diner, fitted kitchen, dining area, two bedrooms, en suite and further bathroom. Further benefits include emergency pull cords, communal laundry room, parking, communal lounge and well maintained grounds. Local amenities are very nearby as are bus routes into Guildford Town Centre but to fully appreciate the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs and lift to first floor

Second Floor

Landing

Door to Flat

Entrance Hall

Doors to:

Kitchen

Side aspect double glazed window, range of eye and base level units, space for appliances, doors to:

Dining Area

Side aspect double glazed window, space to dine,

lounge

Side aspect double glazed window, storage heater, emergency pull cord.

Bathroom

Panel enclosed bath, low level w.c, wash hand basin, emergency pull cord

Bedroom

Double glazed window, fitted wardrobes, storage heater, emergency pull cord

En Suite

Shower unit, low level w.c, wash hand basin, part tiled walls.

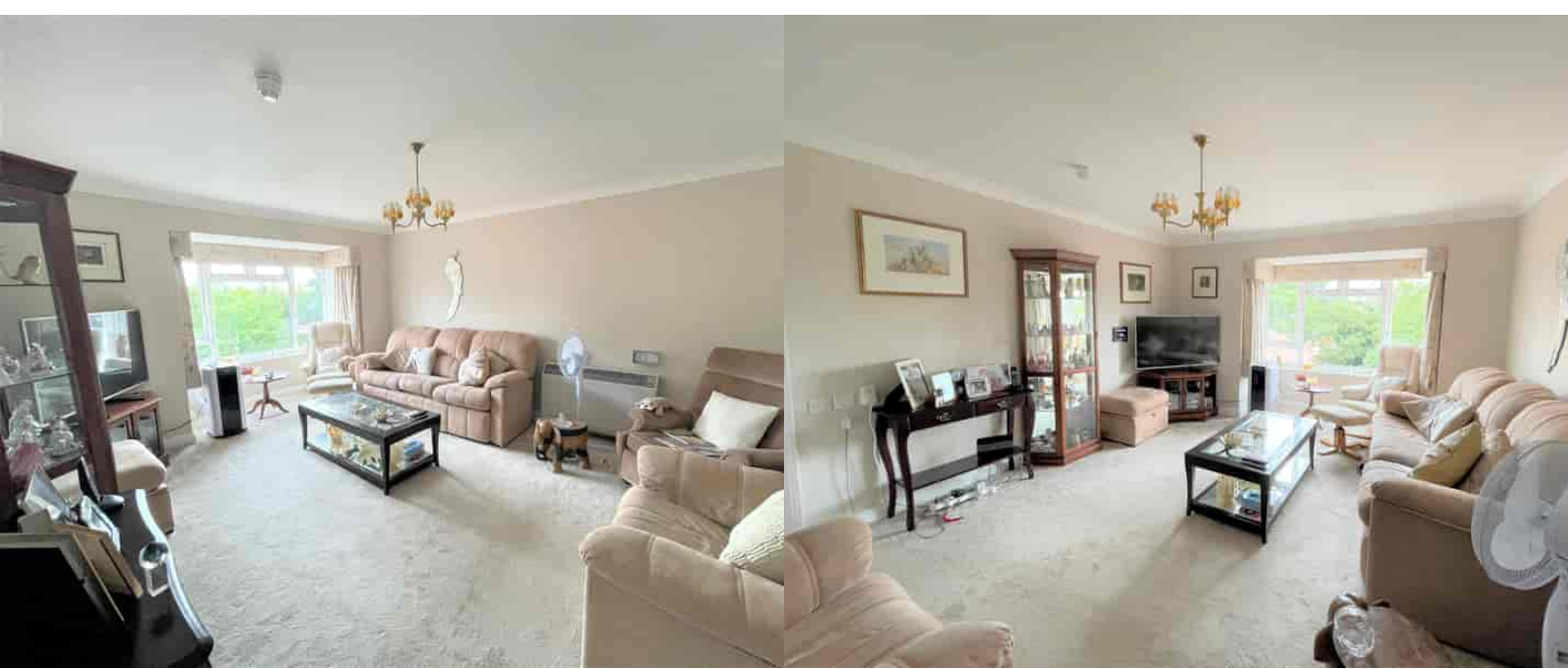
Bedroom

Double glazed window, emergency pull cord, storage heater.

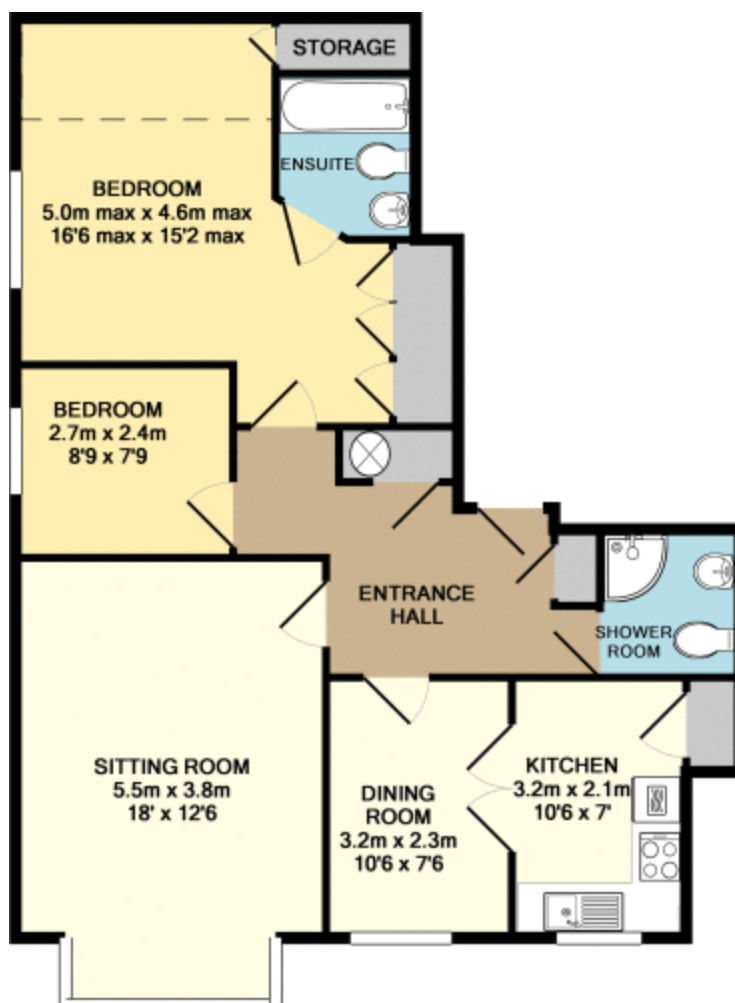
Ground Floor

Communal Areas

Lounge with direct access to gardens, laundry room and guest suite, parking



FLOORPLAN



TOTAL APPROX. FLOOR AREA 78.4 SQ.M. (844 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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