



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

- Private Garden
- Double Bedroom
- Lounge Diner
- Fitted Kitchen
- Shower Room
- Double Glazed
- Communal Facilities
- Communal Garden
- Convenient Location
- No Onward Chain



PROPERTY DESCRIPTION

Situated in the ever popular Francis Court development, this ground floor retirement flat for the over 60's comes to the market offering a lounge, fitted kitchen, shower room and double bedroom. Further benefits include emergency pull cords in all rooms, live in warden, double glazing, communal lounge, communal laundry room, parking and private garden. Local amenities are nearby as are bus routes into Guildford Town Centre but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs and lift access to upper floors, door to flat

Entrance Hall

Doors to:

Lounge

Rear aspect double glazed doors, emergency pull cord, storage heater.

Kitchen

Range of units, space for appliances.

Bedroom

Double glazed window, emergency pull cord, fitted wardrobe

Shower Room

Low level w.c, shower unit, wash hand basin

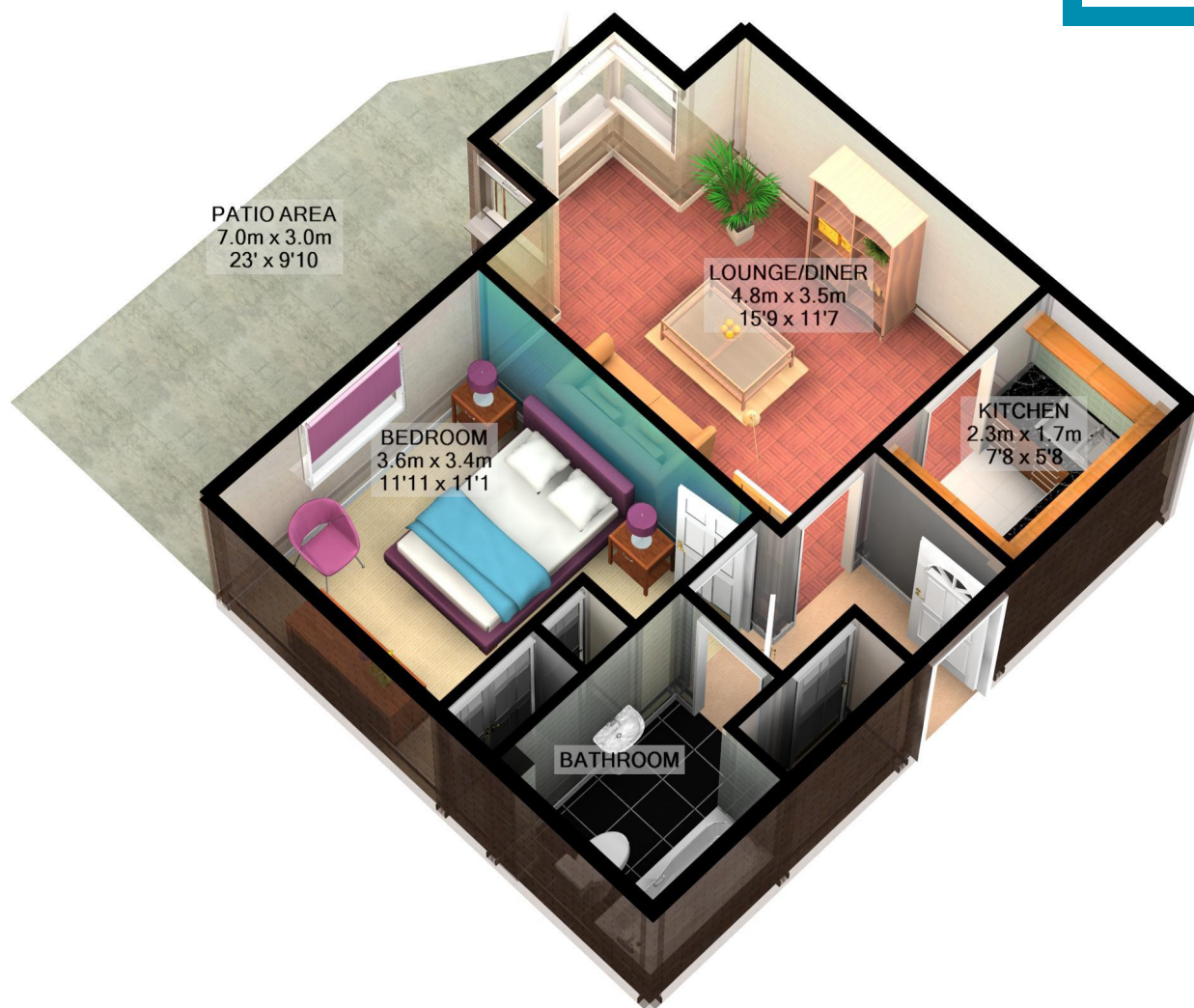
Outside

Garden

Accessed from the lounge, paved.



FLOORPLAN



PATIO AREA
7.0m x 3.0m
23' x 9'10

LOUNGE/DINER
4.8m x 3.5m
15'9 x 11'7

KITCHEN
2.3m x 1.7m
7'8 x 5'8

BEDROOM
3.6m x 3.4m
11'11 x 11'1

BATHROOM

Total Approx. Floor Area 40.4 Sq.M. (435 Sq.Ft.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
www.energyassessuk.com

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