



Flat 8, 172 Worplesdon Road, Guildford, Surrey. GU2 9UY

- Well Presented Throughout
- Two Bedrooms
- Two Bathrooms
- Double Glazed
- Convenient Location
- First Floor
- Parking
- Open Plan Fitted Kitchen/Living Space
- Must Be Seen
- Long Lease



PROPERTY DESCRIPTION

This conveniently located first floor, well presented flat comes to the mark offering bright , generous accommodation. Benefits include an open plan living and kitchen area, two bedrooms with the main bedroom benefitting from an en suite and further bathroom. Further benefits include gas central heating, double glazing and residential parking. Local amenities are nearby as are bus routes but to fully appreciate the the accommodation viewings are highly recommended.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs to upper floors

First Floor

Landing

Door to Flat

Entrance Hall

Generous space, radiator, doors to:

Living/Kitchen

Double glazed windows, wood effect flooring, radiator, range of units, roll top surfaces, space for appliances

Bedroom

Double glazed window, radiator, door to

En Suite

Shower unit, low level w.c, wash hand basin

Bedroom

Double glazed window, radiator

Bathroom

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

Outside

Communal Grounds

Parking

Lease & Charges

Lease: 996 Years Remaining

Service Charge £130,00 circa PCM

Ground Rent : Peppercorn



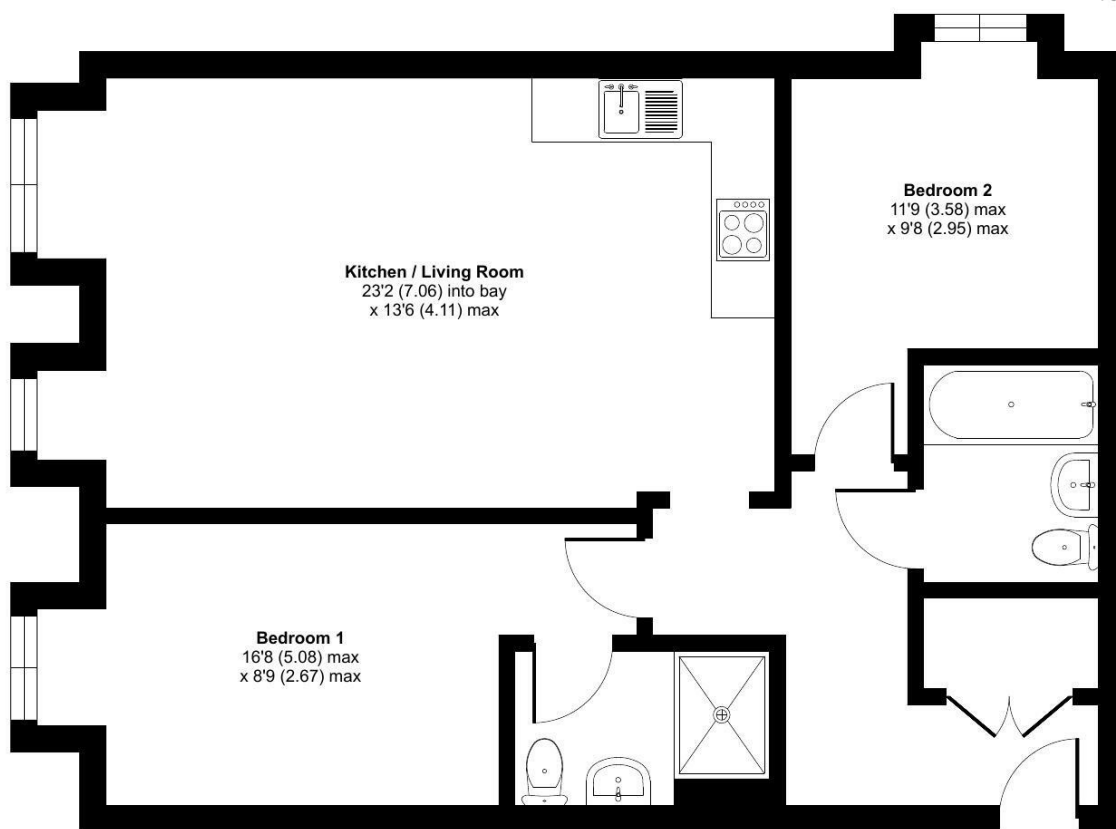
FLOORPLAN



Worplesdon Road, Guildford, GU2

Approximate Area = 740 sq ft / 68.7 sq m

For identification only - Not to scale



FIRST FLOOR