



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

- Retirement Flat
- Over 60's Only
- Two Bedrooms
- Shower Room
- Lounge
- Communal Amenities
- Convenient Location
- No Onward Chain
- Re Decorated
- New Carpets & Flooring



PROPERTY DESCRIPTION

NEW Carpets & Re Decorated. Situated in the ever popular Francis Court development for the over 60's this flat offers a lounge, fitted kitchen with new flooring, two bedrooms and shower room with new flooring. Further benefits include emergency pull cords in all rooms, double glazing, communal laundry room, communal lounge and parking. Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs and lift to all floors

Second Floor

Landing

Door to flat

Entrance Hall

Storage cupboard, doors to:

Lounge

Double glazed window, storage heater, emergency pull cord, open to:

Kitchen

Range of units, space for appliances, roll top surfaces

Bedroom

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

Bedroom

Double glazed window, storage heater, emergency pull cord

Shower Room

Tiled walls, shower unit, low level w.c, wash hand basin.

Outside

Communal Grounds

Well kept gardens, parking

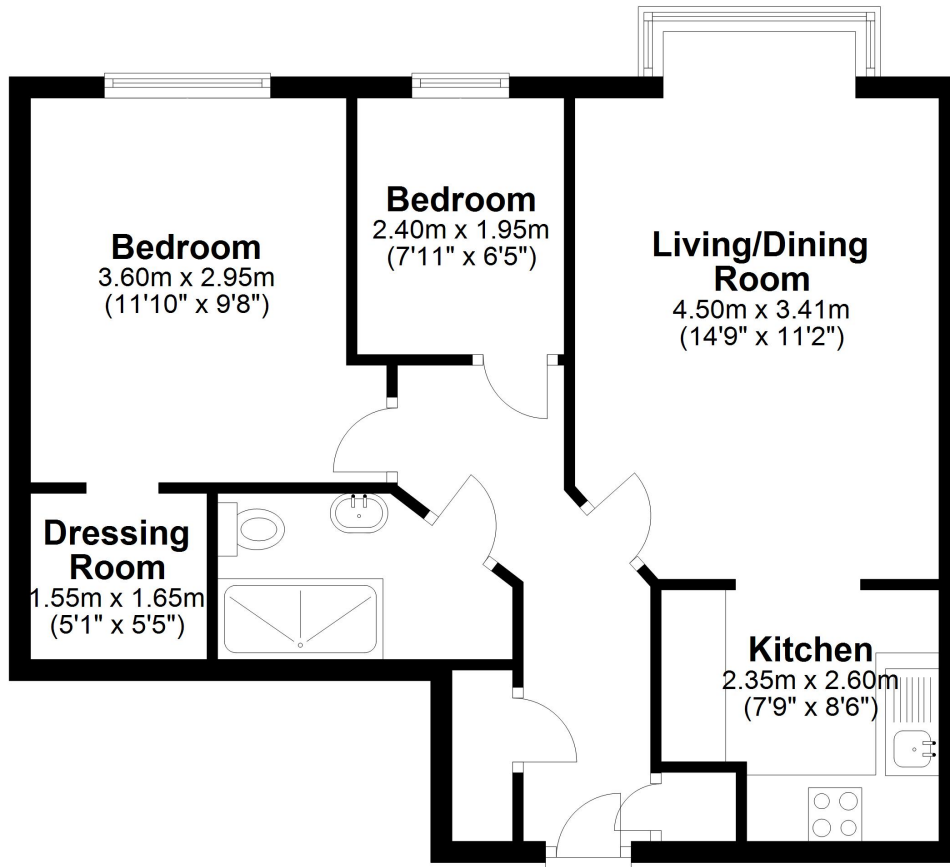


FLOORPLAN



First Floor

Approx. 53.0 sq. metres (570.2 sq. feet)



Total area: approx. 53.0 sq. metres (570.2 sq. feet)