



Flat 5 , ONE B Sydenham Road, Guildford, Surrey, GU1 3RT

£399,950

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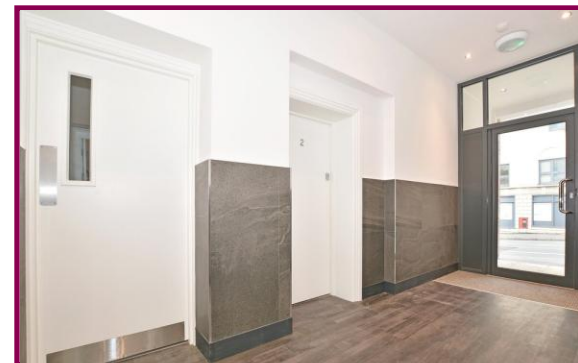
Having just been completed, this two bedroom first floor flat is situated in an impressive brand new re-development situated right in the heart of Guildford town centre, with rooftop views over the town centre, and within a 2 minute walk of the High Street. With a brand new lease, Share of Freehold, low outgoings, lift-service and entry phone access, this smart apartment would make an ideal rental investment, first purchase or pied-a-terre.

Entry phone access leads to the impressive entrance hall with lift and stairs to the 1st floor. The front door leads into the hall with entry phone handset and airing cupboard.

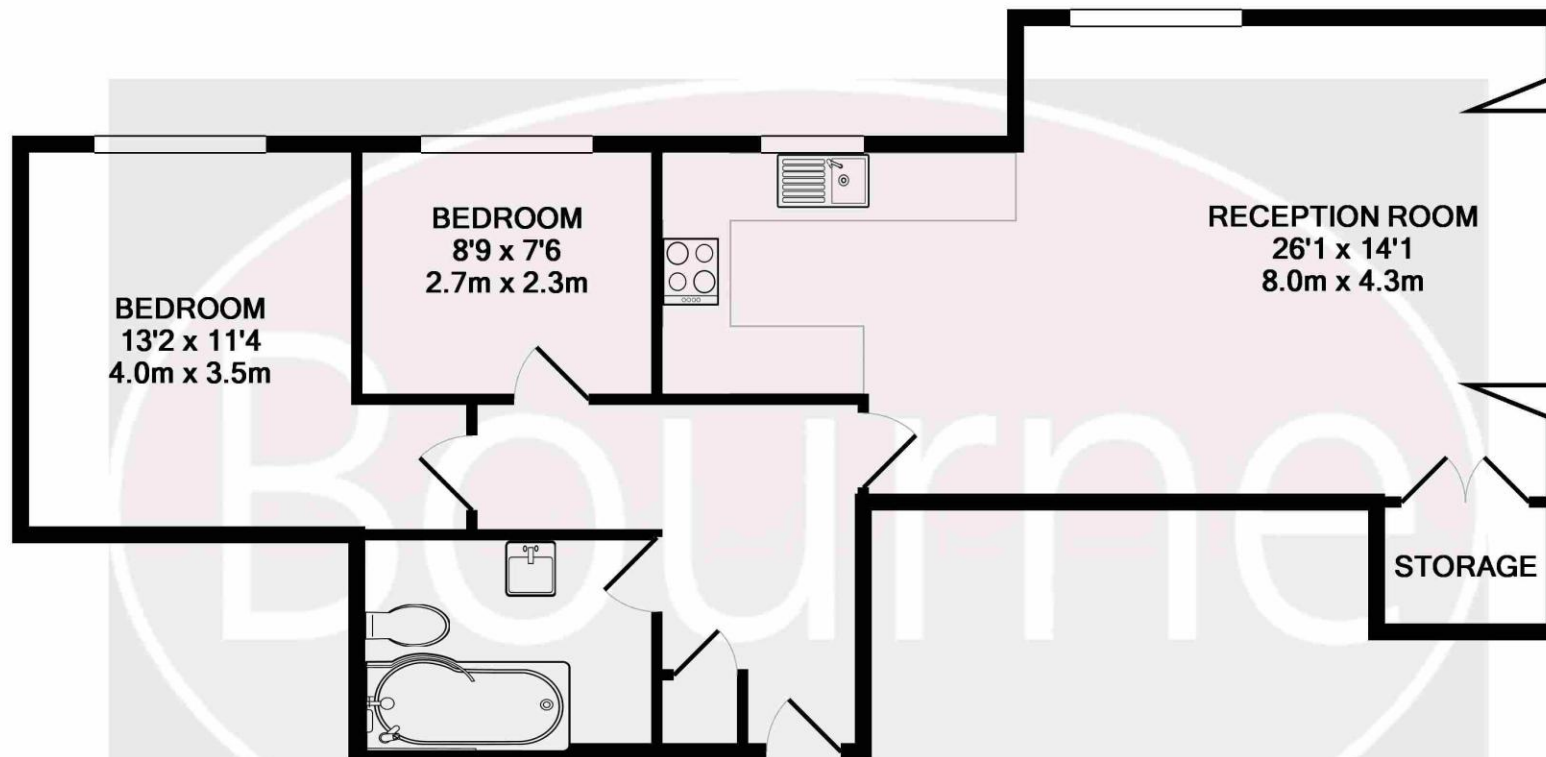
The impressive dual aspect living room has a wall of bi-folding doors to one end overlooking the town centre, a further window to the rear, TV & telephone points and a large eye-level storage cupboard. To the rear is the kitchen area featuring a range of fitted units with built-in appliances comprising oven, hob, fridge/freezer, dishwasher and washer/dryer with window to rear.

Off the hall is the master bedroom with floor-to-ceiling window to rear and wall of fitted wardrobes. There is a further bedroom with floor-to-ceiling window to rear and a spacious bathroom with white suite comprising bath with wall-mounted shower above, wc, wash hand basin and heated towel rail.

- First Floor Apartment
- Two Bedrooms
- Large Dual Aspect Living Room
- Fully Fitted Kitchen
- Large Bathroom
- Share of Freehold
- Brand New Lease
- Lift-Serviced
- Chain Free
- Town Centre Location
- 10 Year Warranty



Floor Plan



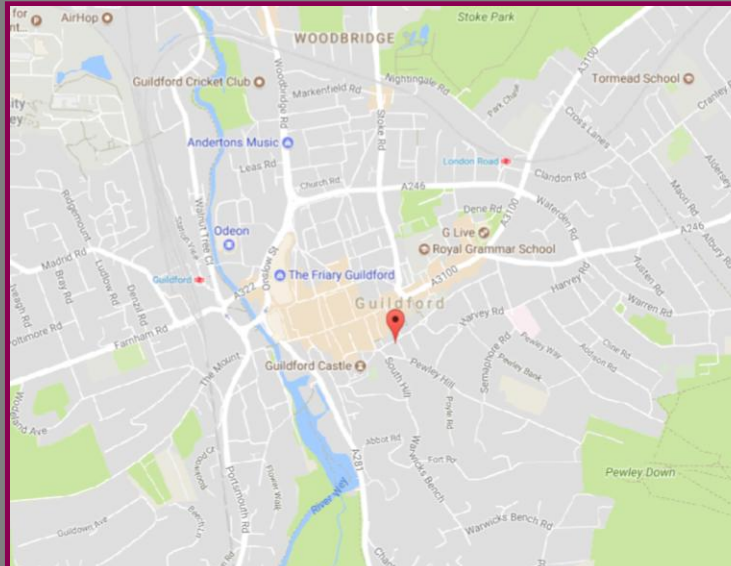
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 657 SQ.FT. (61.1 SQ.M.)

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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Location

This newly refurbished development is situated on Sydenham Road, right in the heart of Guildford town centre and within a two minute walk of the High Street, and within 1/4 mile of the mainline station. The nearby A3 provides easy access to London, M25 and the south coast.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.