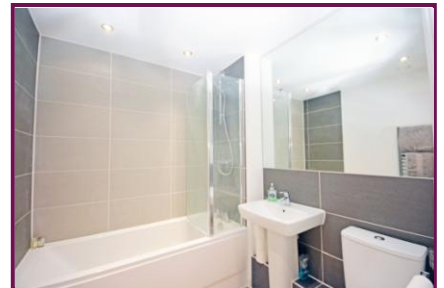


Bourne



**40 King Edwards Court, Walnut Tree Close,
Guildford, Surrey, GU1 4LG**

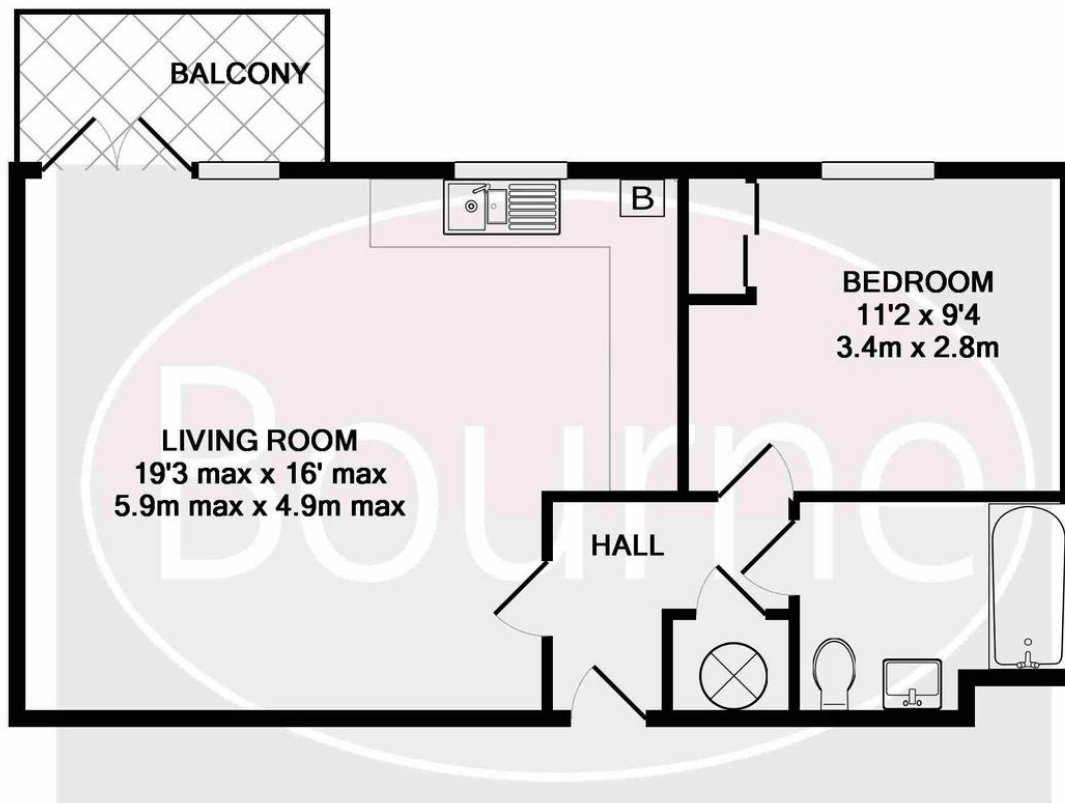
**Offers in Excess of
£300,000**

A recently built top floor apartment in this impressive lift-served development on Walnut Tree Close, right in the heart of Guildford town centre and within 1/4 mile of the mainline station. Features include a spacious living room with private balcony, fully fitted kitchen area with integral appliances, double bedroom and spacious bathroom.

Entry phone system provides access to the well-maintained communal hall with lift/stairs to 3rd/top floor. The front door opens into the hall with large airing cupboard. The spacious and bright living room has French doors opening onto the private balcony. To the corner is the kitchen area comprising an extensive range of fitted units with integral appliances comprising oven, gas hob, fridge/freezer, dishwasher and washing machine with window to the rear.

The double bedroom has a window to the rear and fitted double wardrobe. The bathroom features a white suite comprising bath, wc and wash hand basin with heated towel rail.

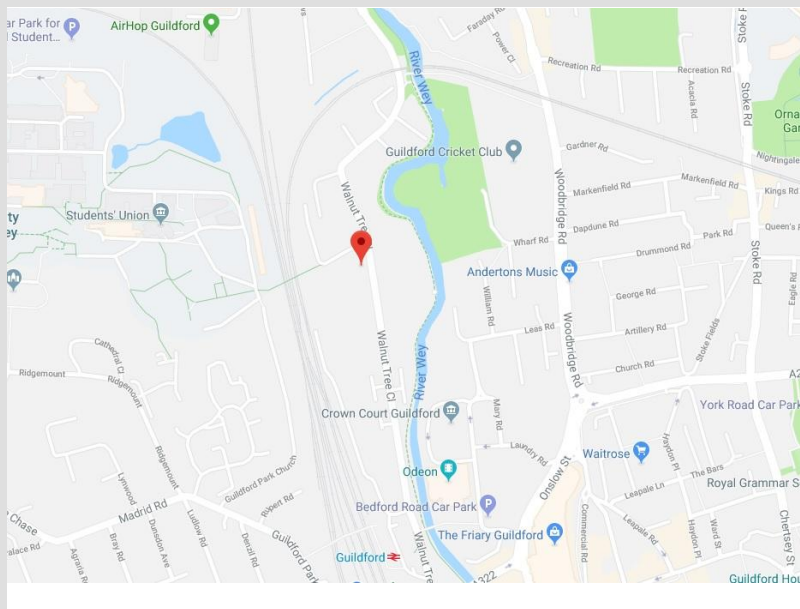
5a Trinity Gate, Epsom Road, Guildford, Surrey, GU1 3JT | Sales: 01483 458337 | Lettings: 01483 458338
e: guildford@bourneestateagents.com | guildfordlettings@bourneestateagents.com | w: bourneestateagents.com



FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 480 SQ.FT. (44.6 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:

Walnut Tree Close is situated right in the heart of Guildford town centre with the mainline station being within 1/4 mile with the extensive town centre shops, restaurants, bars and cinema just beyond. The nearby A3 provides excellent vehicular access to London, the 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.

