



York Road, Guildford, Surrey, GU1 4DR

Offers in excess of £200,000

York Road, Guildford, Surrey, GU1 4DR

This one bedroom ground floor flat is ideally located very close to Guildford Town Centre and London Road train station.

The property comprises kitchen/dining room, living room with access to the balcony, one double bedroom with built in wardrobe space and bathroom.

Leasehold

Pets Allowed: Yes

Service Charges: £50 per month

Service Charge Review Period: Annually

Annual Ground Rent: £520

Ground Rent Review Period: Annually

Length Of Lease: 85 years

- Ground Floor Flat
- One Bedroom
- Kitchen/Dining Room
- Central Location
- Close To Transport

Links

- Council Tax Band: C

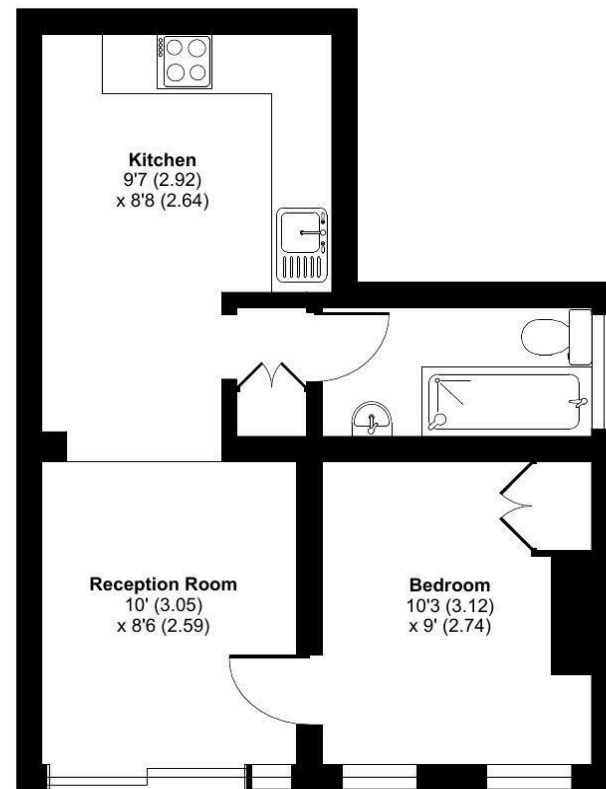


Floorplan

York Road, Guildford, GU1

Approximate Area = 370 sq ft / 34.4 sq m

For identification only - Not to scale



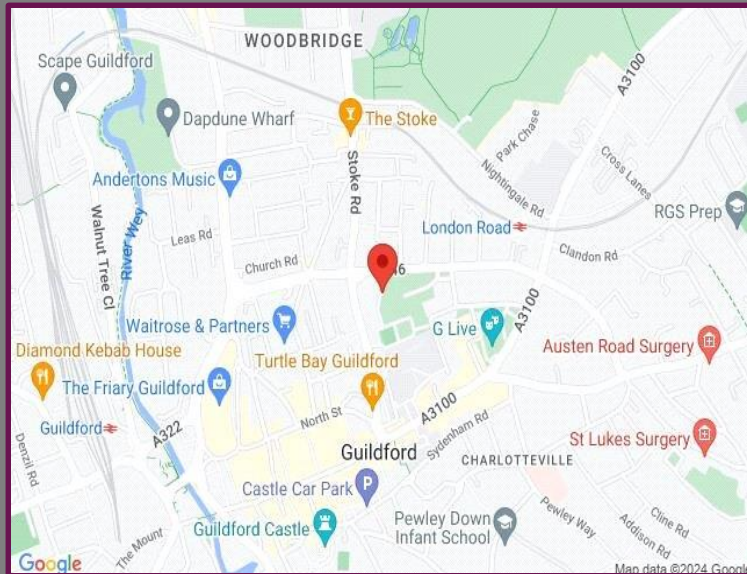
GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023.

Location

Located in the heart of Guildford town centre, close to both train stations and with easy A3 access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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.