



ESTATE AGENTS



Darfield Road, Guildford, Surrey, GU4 7YY

Asking Price £165,000

# Darfield Road, Guildford, Surrey, GU4 7YY

This one bedroom, ground floor retirement flat for over 55s is offered to the market with no onward chain and benefits from having a garage in the block and communal gardens.

The property comprises living room, kitchen, one bedroom and bathroom. The living room is spacious, with a window overlooking the front of the property. The modern kitchen features a range of units and the bathroom comprises a wc, wash hand basin and large shower cubicle. The bedroom is of good size, with a door to the private patio which leads straight to the communal garden.

Leasehold

Pets Allowed: At the discretion of the estate manager

Service Charges: £178.06 pcm

Service Charge Review Period: Annually

Ground Rent: No

Ground Rent Review Period: N/A

Years Remaining on Lease: 70 years

- Ground Floor Flat
- Retirement Property For Over 55s
- One Bedroom
- Modern Kitchen
- Garage In Block
- Communal Garden
- Private Patio
- No Onward Chain
- Council Tax Band C

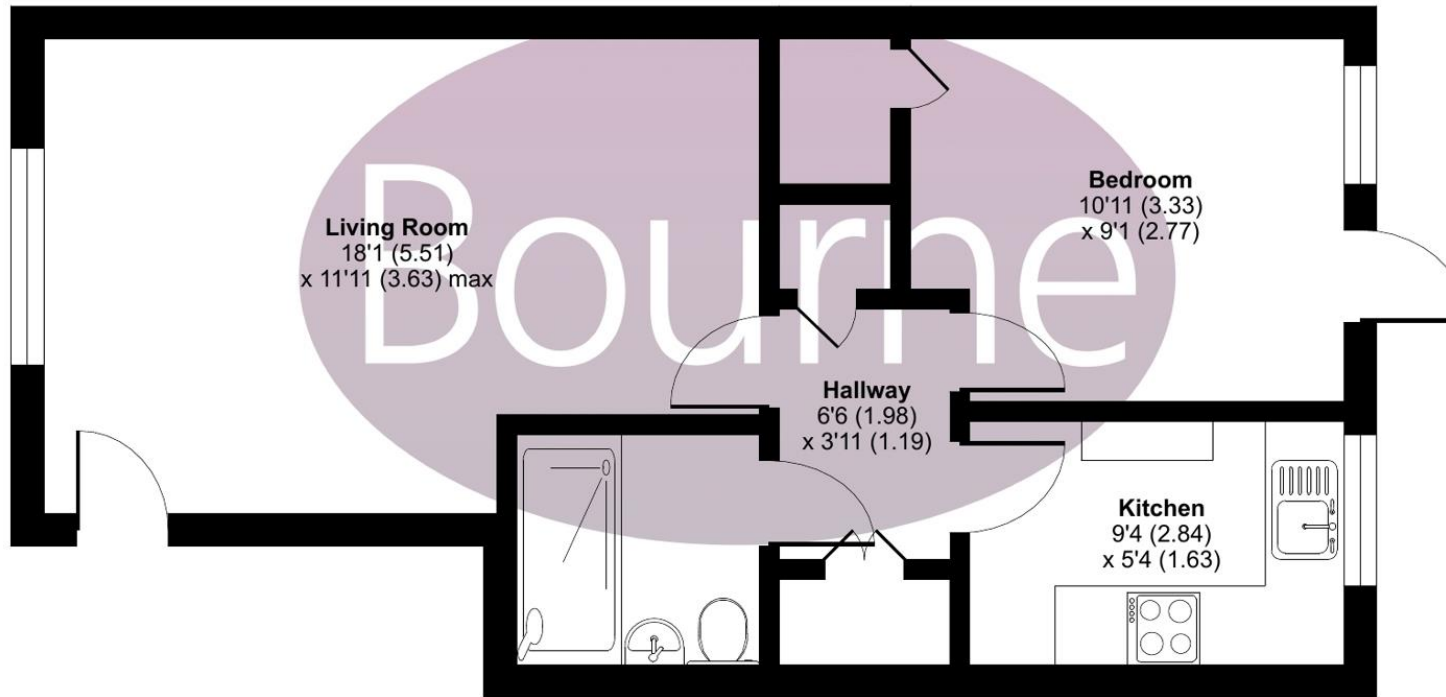


# Floorplan

## Darfield Road, GU4

Approximate Area = 477 sq ft / 44.3 sq m

For identification only - Not to scale



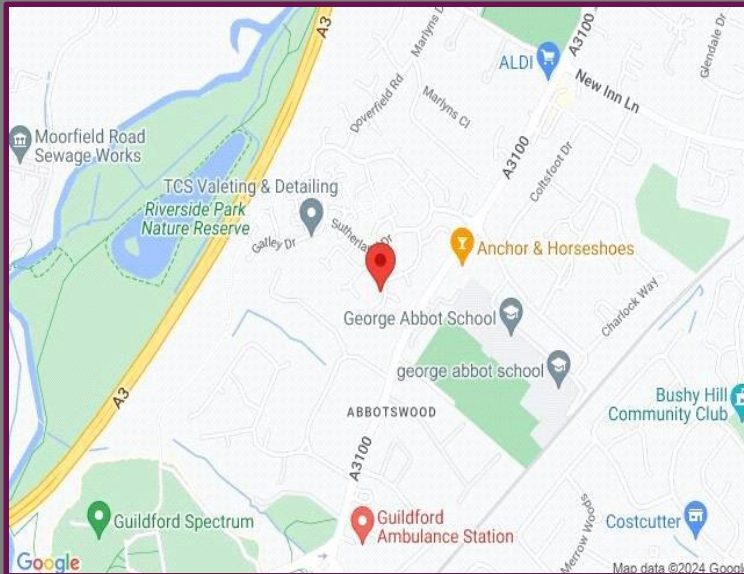
**GROUND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n7checom 2024. Produced for Bourne Estate Agents. REF: 1093421

# Location

Darfield Road is located close to local amenities and bus stops with access to Guildford Town Centre, which has a wide range of shops and restaurants.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	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.



A refreshing choice...

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