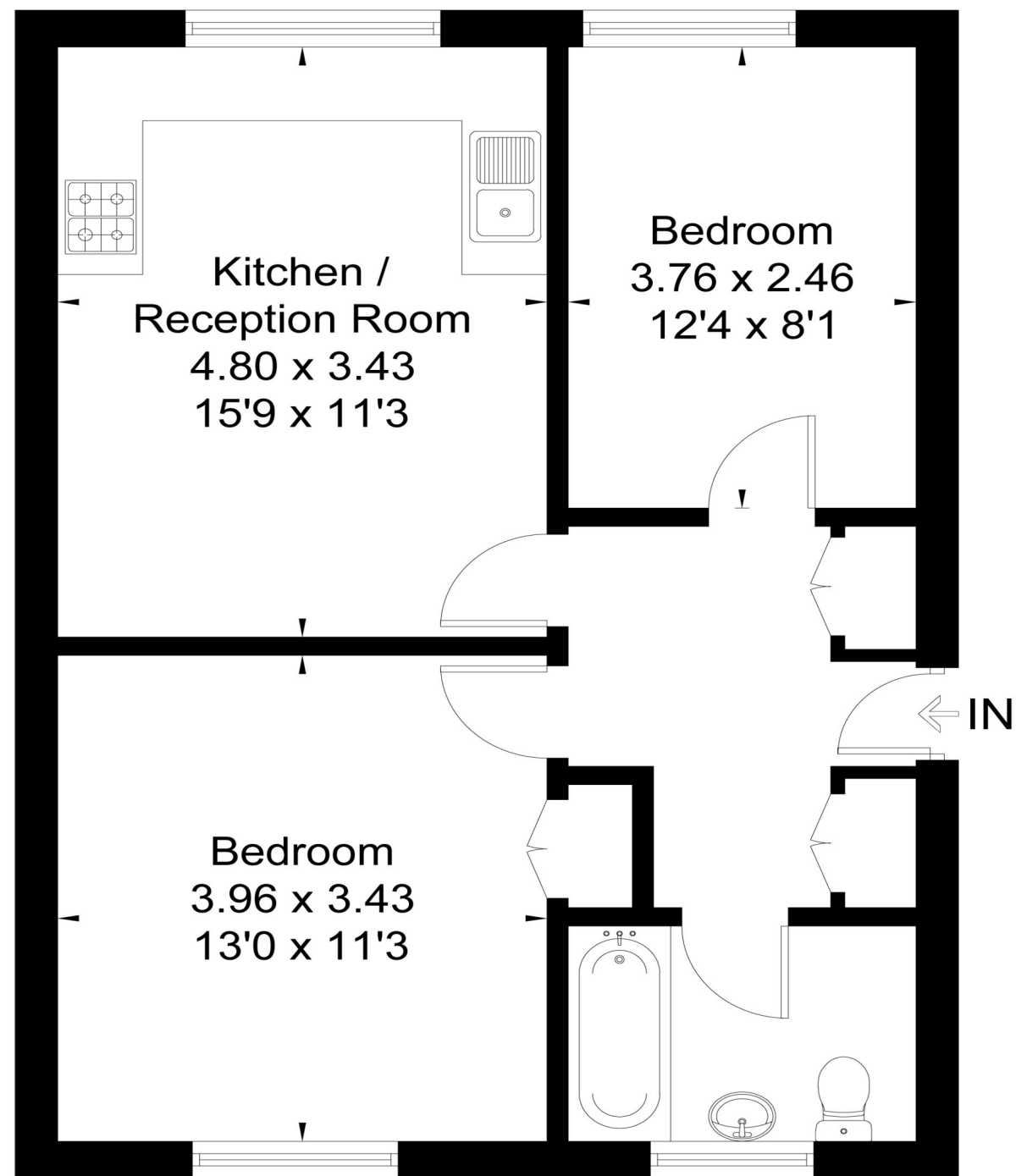
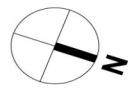


Approximate Floor Area = 53.9 sq m / 580 sq ft



First Floor Flat

Drawn for illustration and identification purposes only by fourwalls-group.com 327185



Worplesdon Road, Guildford, Surrey, GU2

Guide Price £1,525 per month

A bright and spacious well-presented modern flat with two double bedrooms, convenient location, far reaching views and allocated parking space. Available 1st November (or earlier by negotiation) Unfurnished. EPC C

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ACCOMMODATION

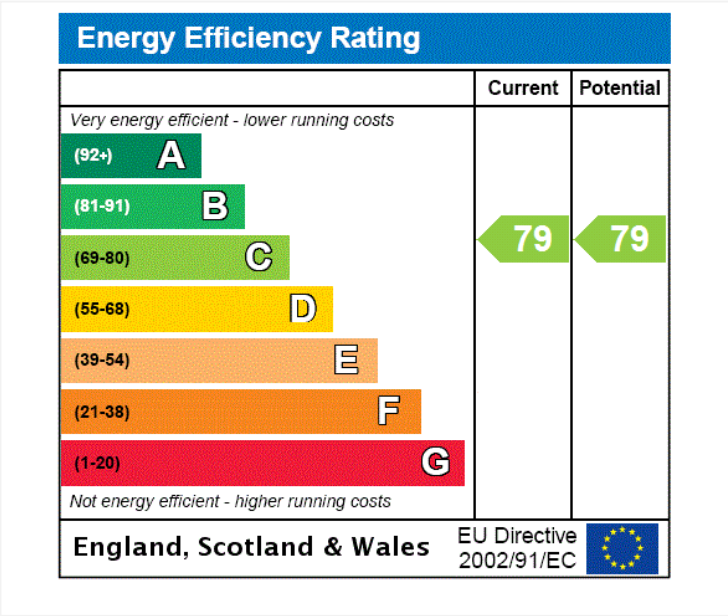
- Two Double Bedrooms
- Open plan Kitchen/ Living Room
- Appliances including Dishwasher
- Recently Refurbished
- Allocated Resident Parking Space
- Convenient location for shops and transport

DESCRIPTION

The flat has a communal entrance and is equipped with an intercom system. Upon entering the flat, you'll notice the consistent light grey laminate wood flooring that extends throughout the entrance hall and kitchen. Two built in cupboards provide convenient hallway storage (one of which houses the washing machine).

The open plan living area / kitchen are located at the rear of the property, providing a great view in the distance of Guildford Cathedral. The modern fitted kitchen features a range of high gloss white base and wall cupboards. It is equipped with an oven, hob, extractor fan, undercounter fridge, undercounter freezer and integrated dishwasher.

The main bedroom is positioned at the front of the property and features carpeted floors, providing a comfortable and cozy atmosphere. It includes a built-in cupboard. The second bedroom also has carpeted floors and could fit a double bed. The tiled bathroom is equipped with a white suite, featuring a toilet, wash hand basin, and a bath with a built-in shower. It offers privacy with a frosted window and includes a heated towel rail.



OUTSIDE

Allocated resident parking space

LOCATION

The property is situated to the North of Guildford, approximately two miles from the Town Centre and Guildford Business Park. It is in close proximity to a variety of local shops (including Sainsburys and a post office). The location provides convenient access to everyday necessities. As well as this, there are excellent bus routes (with a stop just in front of the building) that are available into Guildford Town Centre, which boasts a wide range of shopping, social, recreational, and educational amenities.

For those commuting to London, the mainline station in Guildford offers a fast and frequent rail service to London Waterloo, with a quick 38-minute journey. Additionally, the property's location provides easy access to the A3, a major road that connects to the M25 motorway network, facilitating travel to Heathrow and Gatwick international airports. This location is well-connected and offers convenience for both daily living and travel.

SERVICES

All mains services connected

LOCAL AUTHORITY

Guildford Borough Council. Council Tax Band C

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective tenant that these particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. Curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these particulars.