



Austen House, Station View Guildford, Surrey GU1 4AX

Asking Price £240,000

****NO CHAIN** **STUNNING DEVELOPMENT**** - Accessed by lift, this beautifully presented second floor one bedroom apartment offers light and airy accommodation throughout, moments from Guildford town centre and mainline station



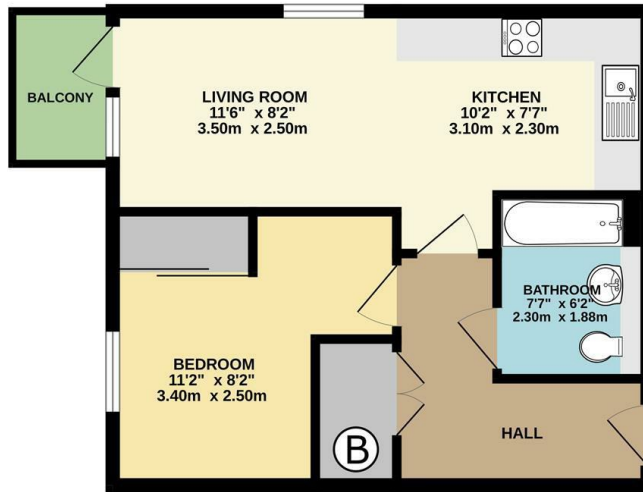
Description

****NO CHAIN** *STUNNING DEVELOPMENT*** moments from Guildford mainline station. A one bedroom property located on the second floor, with an open planned kitchen/living area, this apartment offers light and airy accommodation throughout with secure underground parking.

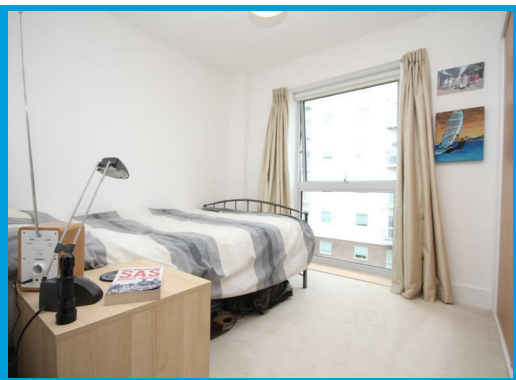
The property is accessed through secure telephone system and the accommodation comprises a hallway with access to the kitchen with integrated appliances, an open plan lounge with a private balcony overlooking the communal grounds, a large double bedroom benefiting from ample built in wardrobe and a bathroom with shower over bath.

The property is located moments from the mainline station and a short walk into Guildford Town centre.

SECOND FLOOR
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurement 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.
 Made with Metropix ©2023



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		91	91
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

