



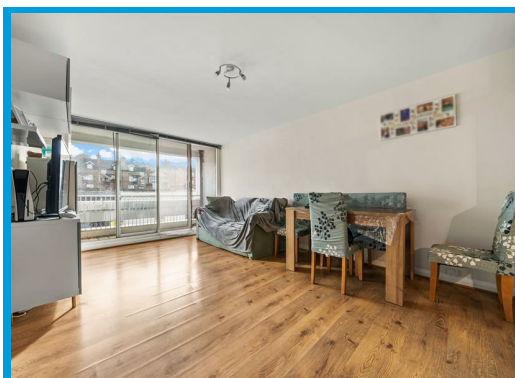
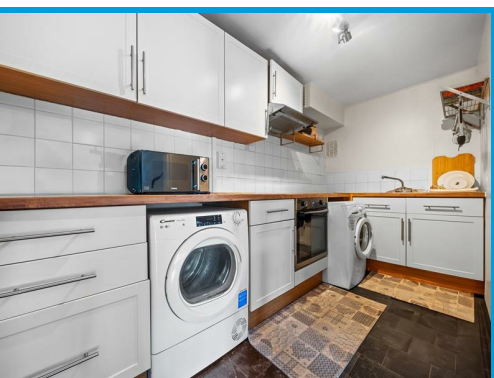
Eastgate Gardens, Guildford, GU1 4AY

Guide Price £235,000

****NO ONWARD CHAIN****

This stunning, large one double bedroom located in the heart of Guildford.

Positioned close to local shops, pubs and restaurants, this property is ideal for town living or would make a great investment.



Description

This charming property is located in the heart of Guildford.

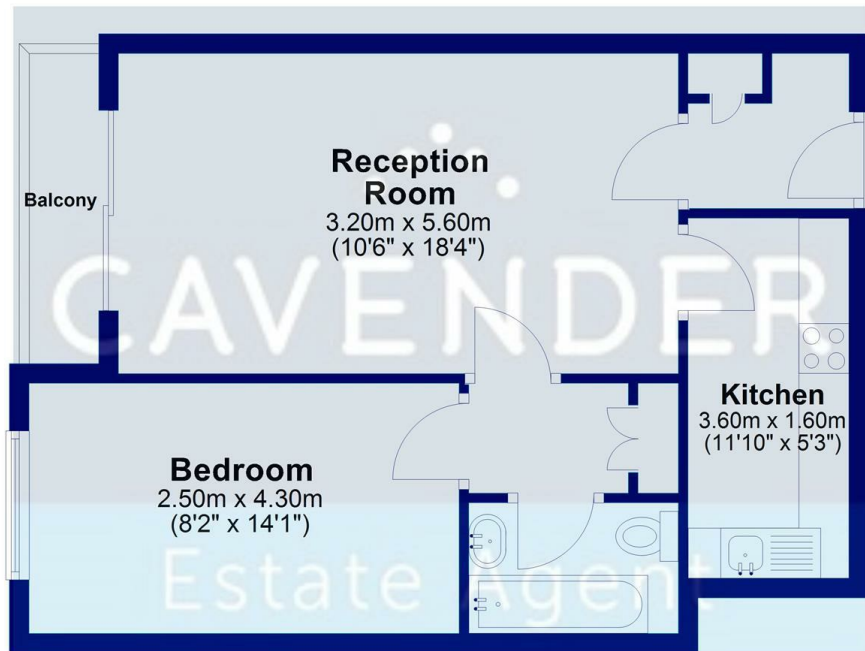
This modern flat boasts a spacious reception room, perfect for entertaining guests or relaxing after a long day. The property further features a large double bedroom, providing ample space for a comfortable night's sleep.

One of the highlights of this flat is the inviting balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views of the bustling city below. The bathroom is sleek and contemporary, adding a touch of luxury to your daily routine.

Situated in a purpose-built development, this property offers the convenience of a central location, allowing easy access to all that Guildford has to offer. Whether you fancy a leisurely stroll in the picturesque town centre or a shopping spree in the nearby shops, this flat is ideally located for both work and play.

Second Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



Total area: approx. 45.8 sq. metres (493.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		75	85
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(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	

