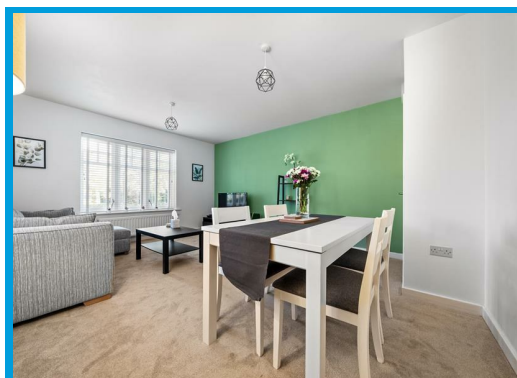
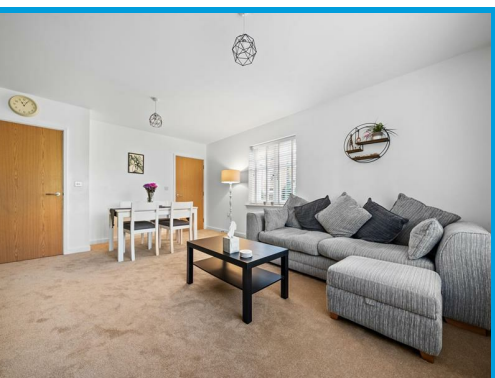




Downs Drive, Guildford, GU1 2WH

Asking Price £425,000

****NO ONWARD CHAIN**** This stunning two double bedroom ground floor apartment located only a short walk from Merrow Downs is tucked away in a tranquil location. The property benefits from beautiful communal gardens and an allocated parking space.



Description

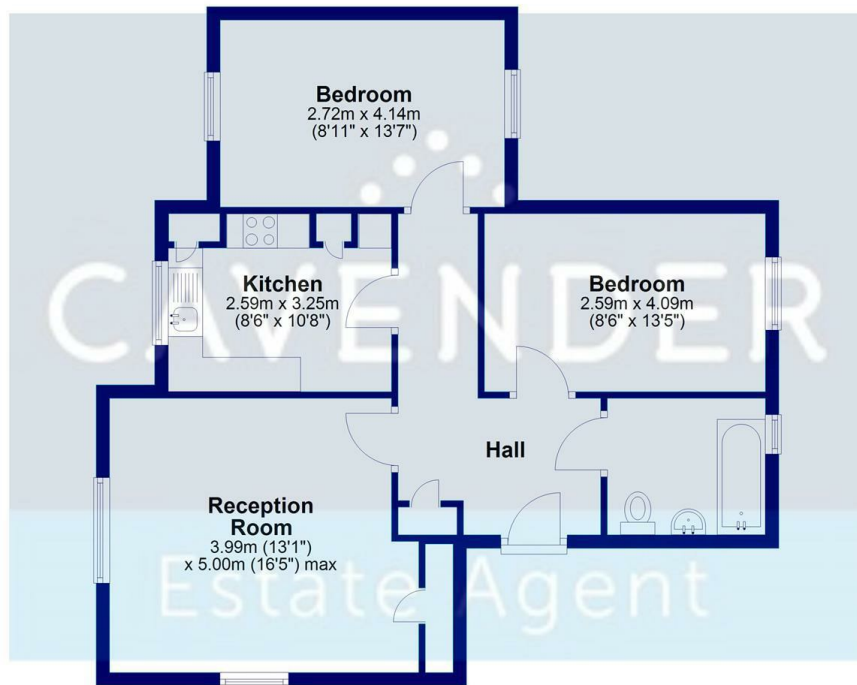
****NO ONWARD CHAIN**** A charming location perfect for those seeking a peaceful retreat. This delightful flat, purpose-built in 2013, offers a modern living space that is sure to impress.

As you step inside, you are greeted by a spacious interior that boasts a large reception/dining room, two double bedrooms, and a modern bathroom, providing ample space for comfortable living. The property spans 743 sq ft, ensuring plenty of room for all your needs.

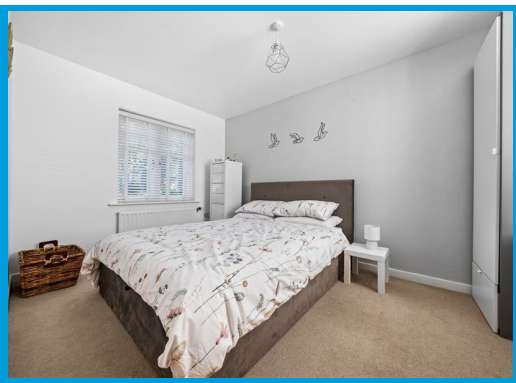
One of the highlights of this property is its quiet location, offering a serene environment for relaxation. Additionally, the short walk to Merrow Downs allows for easy access to nature, perfect for leisurely strolls or outdoor activities.

For those with vehicles, allocated parking is available, providing convenience and peace of mind. The modern design of the flat creates a stylish and contemporary atmosphere throughout, making it a truly inviting space to call home.

Ground Floor
Approx. 67.4 sq. metres (725.9 sq. feet)



Total area: approx. 67.4 sq. metres (725.9 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 | | | |
| Not energy efficient - higher running costs | (1-20) G | | |
| EU Directive 2002/91/EC | | 80 | 80 |

| 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 | | | |
| Not environmentally friendly - higher CO ₂ emissions | (1-20) G | | |
| EU Directive 2002/91/EC | | | |

