



flat 1 11 Recreation Road, Guildford GU1 1HE



COLLINS
Independent Estate Agent





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£269,950

Leasehold

This ground floor garden flat is situated in a popular and convenient road in the centre of Guildford town opposite a recreation ground and walking distance to both stations. The flat has the added bonus of a converted basement which allows a flexible arrangement of the accommodation. The current owners have presented the flat really well with smart neutral decoration creating a light and spacious feeling interior. The attractive and substantial Victorian building comprises of two flats and a private south backing garden that is fully enclosed and laid to slate with shrub borders and painted panelled fencing. To summarise this flat has a lovely interior, a flexible arrangement and the added bonus of a basement and south facing private garden.



- One bedroom garden flat
- Victorian conversion
- Gas central heating
- Converted basement
- Stylish kitchen and bathroom
- Replacement double glazed front door and bay window
- Lease of 960 yrs remaining
- No Maintenance, £25 PA ground rent
- Solid wood fire doors
- EPC - E





