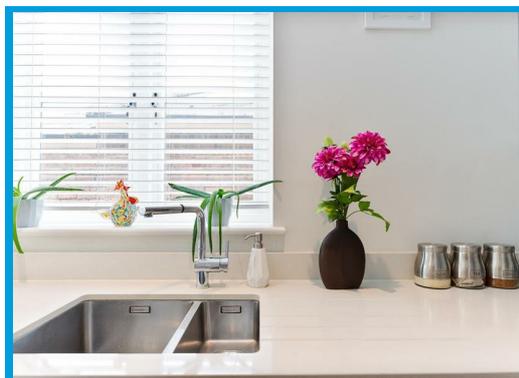




Epsom Road, Guildford, GU1 2WL

Guide Price £450,000

****STUNNING APARTMENT**** A recently built two bedroom, two bathroom ground floor apartment with private terrace, allocated off-street parking located just moments from Guildford High Street. Offered with no onward chain.



Description

****NO ONWARD CHAIN**** Set within beautifully landscaped gardens Albury Place offers open plan living at its finest, a designer kitchen with stone worktops and integrated appliances will set the tone of the room, opening out into an impeccably designed living area ideal for entertaining or simply enjoying every day living.

This stunning apartment has the benefit of double it's own private outside space, two double bedrooms with generously sized fitted wardrobes to the master, an en suite shower room as well as a family bathroom are just some of the luxuries buyers will enjoy.

Further benefits include allocated parking spaces and bike store.

GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements 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 6/2022



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		81	81
		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	

