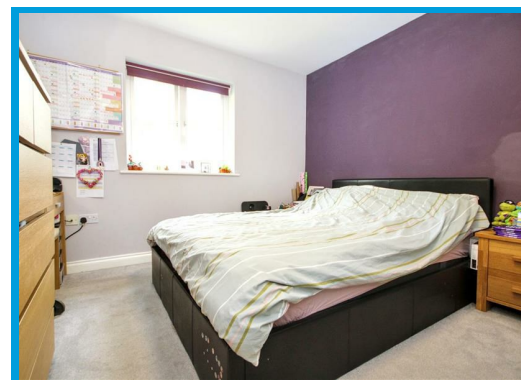
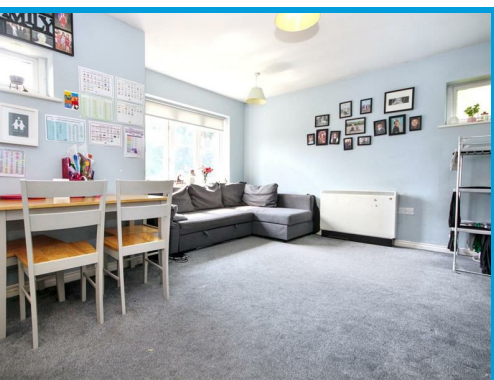




School Meadow, Guildford, GU2 8GY

Offers In Excess Of £250,000

A spacious and modern two-bedroom second-floor apartment ideally located near key amenities and transport links, with allocated parking and generous communal grounds.



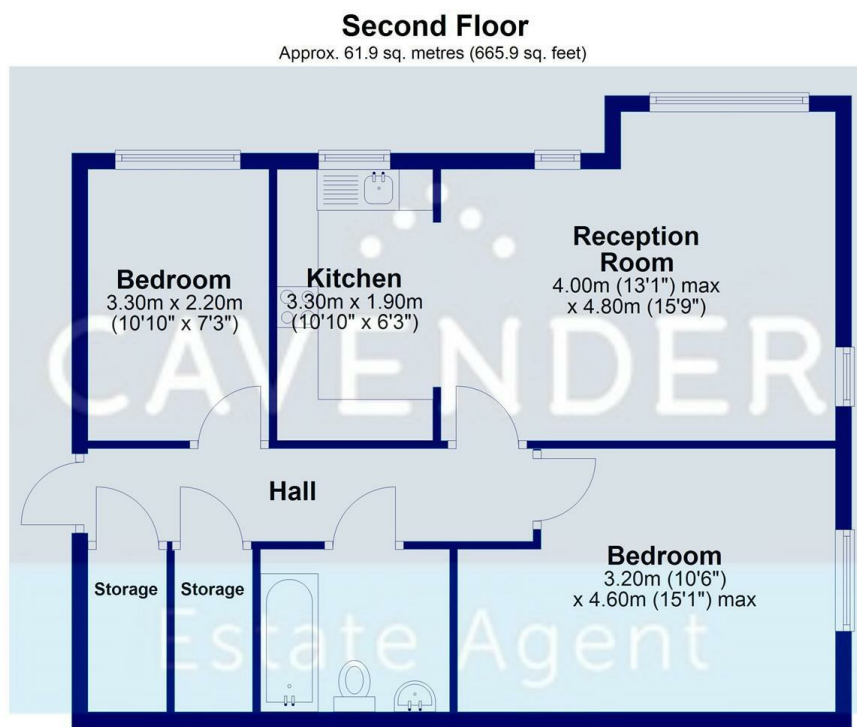
Description

Located within a modern development, this well-presented two-bedroom second-floor apartment offers generously proportioned living space throughout.

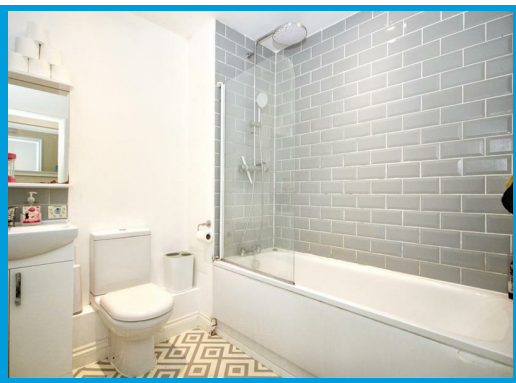
Accessed via a secure phone entry system, the property features an entrance hall leading to a bright and spacious lounge with an open-plan kitchen, a generously sized master bedroom, a second double bedroom, a contemporary family bathroom with shower, and two exceptionally large storage cupboards in the hallway.

Conveniently positioned close to The Royal Surrey Hospital, Surrey Research Park, the University of Surrey, and the A3, the property also benefits from allocated parking, visitor parking, and extensive shared communal grounds ideal for walking and outdoor enjoyment.

Lease: 106 years
 Service Charge: £160.08



Total area: approx. 61.9 sq. metres (665.9 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			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		75	79
		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	

