



Highgrove House, Kingfisher Drive Guildford, Surrey GU4 7XX

Guide Price £235,000

****NO ONWARD CHAIN**** A very well presented and spacious one bedroom apartment located in a quiet, popular location within easy A3 and town centre access. Benefits include allocated parking.



Description

Located on the first floor in a quiet residential location within easy access to Guildford town centre and London Road station with great transport links directly opposite the flat and walking distance to local amenities.

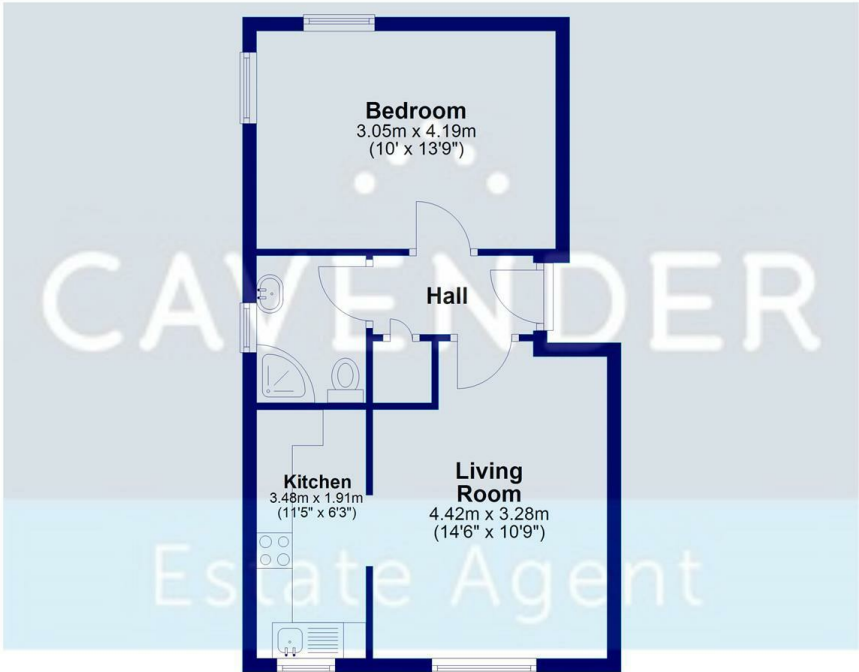
This well presented and modern one bedroom apartment offers spacious, light and airy accommodation. Situated in a small block of four flats, The property comprises an entrance hall leading to a modern bathroom with a shower, a large double bedroom with amazing views, a modern kitchen with appliances and a spacious light and airy lounge with a large window looking onto the communal ground.

The property also benefits from a loft space, for extra storage and a large storage cupboard in the hall. The property further features a communal garden and allocated parking. Offered with no onward chain.

LEASE: 146 YEARS
GROUND RENT: £60 PA
SERVICE CHARGE: £1300 PA

First Floor

Approx. 40.7 sq. metres (438.4 sq. feet)



Total area: approx. 40.7 sq. metres (438.4 sq. feet)



Energy Efficiency Rating	
Current	Potential
<div><div></div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>	<div><div></div><div>73</div><div>75</div></div>
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
<div><div></div><div>(92 plus) A</div><div>(81-91) B</div><div>(69-80) C</div><div>(55-68) D</div><div>(39-54) E</div><div>(21-38) F</div><div>(1-20) G</div></div>	
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