



Walnut Tree Close, Guildford, Surrey GU1 4UF

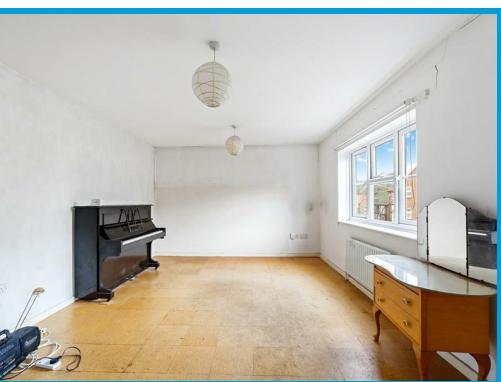
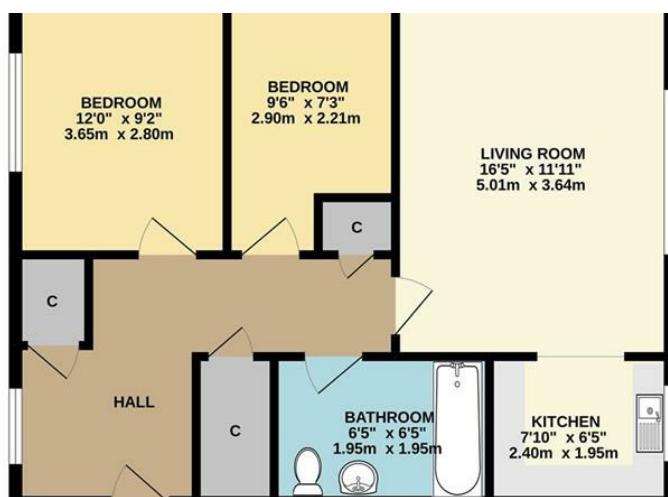
Asking Price £290,000

This centrally located two bedroom apartment has stunning views of the river and is walking distance to Guildford town centre and the mainline station.



Description

Situated on the first floor of Wey View Court, the apartment offers good sized and well presented internal accommodation. A communal entrance hall with stairs to the second floor and door to the flat. The sitting / dining room enjoys distant views across the river from its wide, double glazed windows. The kitchen is fitted with a range of wall and base cupboards with space for appliances. There are two bedrooms and a bathroom with shower over the bath. Further benefits include an allocated parking space. Walnut Tree Close enjoys a close proximity to the mainline station and the historic, cobbled High Street with an excellent selection of shops and restaurants. Road connection to the A3 is convenient and connects with the M25 for London and the South Coast.



Energy Efficiency Rating	
(92 plus) A	Very energy efficient - lower running costs
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	Not energy efficient - higher running costs
(1-20) G	

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
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
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