



ESTATE AGENTS



6 School Meadow, Guildford, Surrey, GU2 8GY

£250,000

6 School Meadow, Guildford, Surrey, GU2 8GY

This bright and spacious ground floor two bedroom apartment is well-presented throughout and features allocated parking, secure entry phone system and a long lease and is situated in a popular modern development.

The entryphone system allows access into the communal hall. The front door opens into a spacious hall with two large walk-in cupboards and access to all rooms.

The reception room is bright and spacious with windows to front and side and provides space for both a sitting and dining area. To one end is the open plan kitchen area with window to the front.

Off the hall is the large master bedroom with window to side, a good size second bedroom and a modern bathroom.

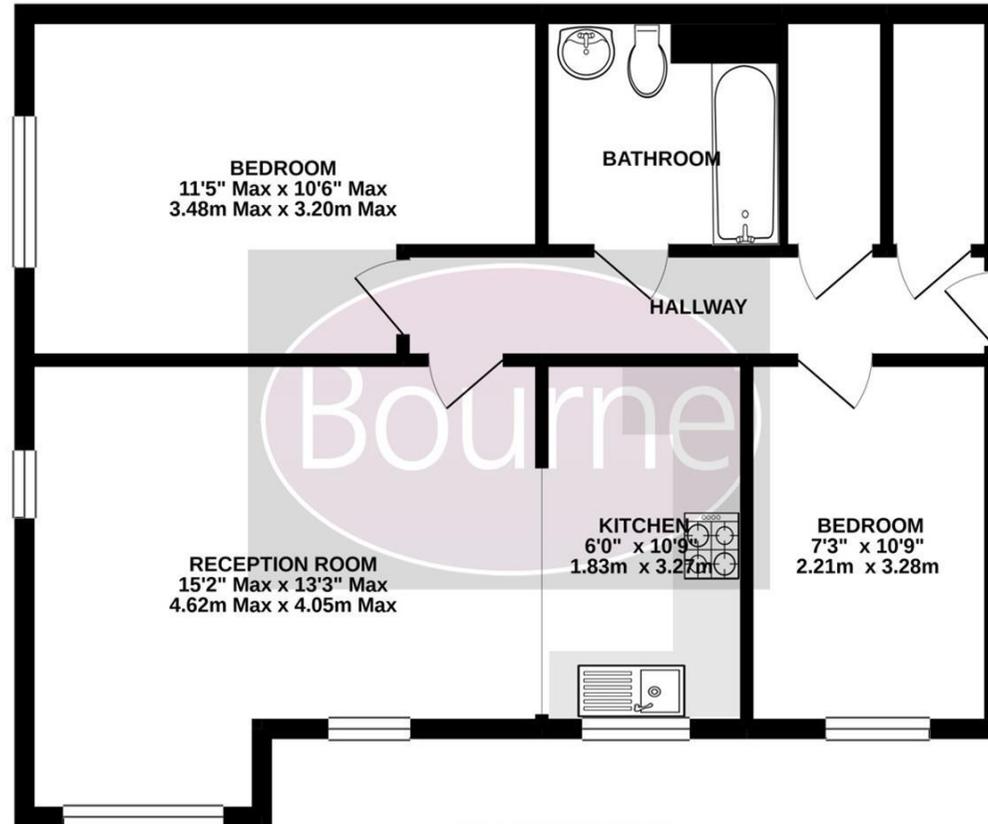
To the front of the property is residents and visitors parking.

- 100% Ownerships
- Ground Floor Apartment
- Two Double Bedrooms
- Large Reception Room
- Kitchen & Bathroom
- Allocated Parking
- Two Storage Cupboards
- Popular Development



Floor Plan

GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



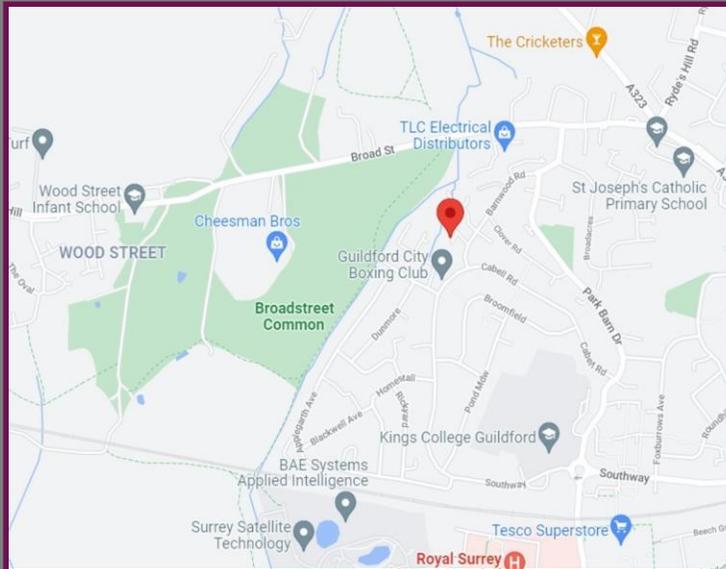
FOR ILLUSTRATIVE PURPOSES ONLY

TOTAL FLOOR AREA: 605 sq.ft. (56.2 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.
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Location

The property is situated in a small modern development just off Barnwood Road in north Guildford in an area well served by local bus routes to Guildford Town Centre with it's wide range of shops and restaurants and mainline station. The A3 which provides access to the South coast, London and the M25 is within approximately 1 mile.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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