



**Pacey
Wingent
Dickson.**

INDEPENDENT PROPERTY AGENTS

*Helping the perfect property find you...
...time is precious. Let's not waste it!*

Walnut Tree Close, Guildford, GU1

Guide Price £360,000

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- No onward chain
- Two bathrooms (one en-suite)
- Fitted 'Spacemaker' wardrobes in both bedrooms
- Short walk to the station and Guildford town centre
- Secure telephone entry system
- Modern two-bedroom apartment
- Allocated parking space
- Private balcony
- Moments from the University of Surrey
- Easy access to A3/A31/M25



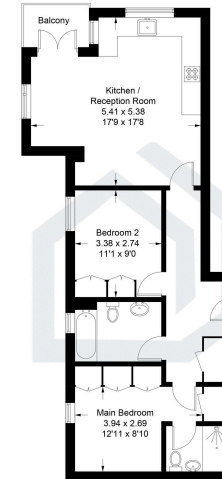
*****Chain Free***** A stunning two bedroom ground floor apartment situated within a very short walk of Guildford mainline railway station, the university and high street. The apartment has an allocated parking space and is finished to a high standard throughout. The property comprises hallway leading to the spacious open-plan modern kitchen with built in appliances, dual aspect reception room with access to the private balcony, master bedroom with en-suite shower room, a further double bedroom and family bathroom suite with shower over bath. There are many local shops for day to day needs and convenient bus routes into the town which offers an excellent range of shopping, social, recreational and educational amenities. The mainline station offers an excellent, fast and frequent rail service from Guildford to London Waterloo. The A3 links to the M25 motorway network, which connects with Heathrow and Gatwick international airports.





Walnut Tree Close, Guildford, GU1 4LG

Approximate Gross Internal Area = 67.0 sq m / 720 sq ft



Ground Floor

Illustration for identification purposes only. Measurements are approximate, not to scale. floorplansearch.com © (0171) 608896



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	