



INDEPENDENT PROPERTY AGENTS

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...time is precious. Let's not waste it!

Eastgate Gardens, Guildford, GU1

Guide Price £245,000

Chain free

One bedroom flat

4th floor

 Balcony overlooking high street

Bright and spacious

Smart bathroom

Modern kitchen

Built in storage

• Lift

Great rental potential



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A one bedroom 4th floor apartment offered to the market with no onward chain. The accommodation comprises a good size living room leading out to a balcony with incredible views overlooking Guildford's historic high street. There is a fully fitted kitchen, large bedroom with built in storage and smart bathroom. Located in the heart of Guildford town centre which offers a wide range of boutique shops, restaurants and public houses. Both London Road station and Guildford mainline station are easily accessible with the latter providing a regular fast service to London Waterloo. The A3 is within easy reach offering excellent transport links to London, M25 and south coast.













Eastgate Gardens, Guildford, GU1 4AY Approximate Gross Internal Area = 41.9 sq m / 451 sq ft

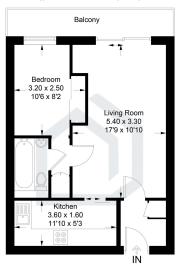


Illustration for identification purposes only, measurements are approximate

	Current	Potentia
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	1	
(55-68)	65	
(39-54)		
(21-38)		
(1-20) C		
Not energy efficient - higher running costs		



If your property is on the market with another agent, please check your terms of business to avoid paying two commissions. PACEY WINGENT DICKSON PROPERTY PARTNERSHIP LTD. Registered Office, Station House, Station Approach, East Horsley, KT24 6QX. Registration No. 15446136 (England).



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