



Gilliat Drive, Merrow Guildford, Surrey GU4 7EQ

Guide Price £235,000

Offered with 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.



# Description

Offered to the market with no onward chain, this well-presented one-bedroom apartment is ideally situated in a quiet residential location, offering easy access to Guildford town centre and its excellent range of shops, restaurants, leisure facilities and transport links.

The property provides bright and spacious accommodation throughout, comprising a welcoming entrance hall, a generous double bedroom, a recently refitted contemporary bathroom with shower, a modern fitted kitchen complete with integrated appliances, and a spacious dual-aspect living room, flooded with natural light.

Residents also benefit from a beautifully maintained communal grounds, creating a pleasant and peaceful environment. This apartment would make an ideal first-time purchase, investment opportunity or downsizing option.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
1-10 G			
Not energy efficient - higher running costs			
England & Wales		82	84
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		80	83
EU Directive 2002/91/EC			

