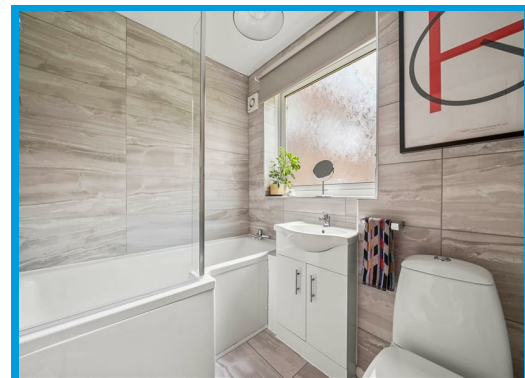
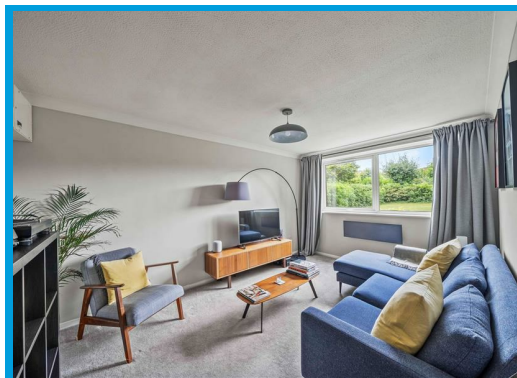
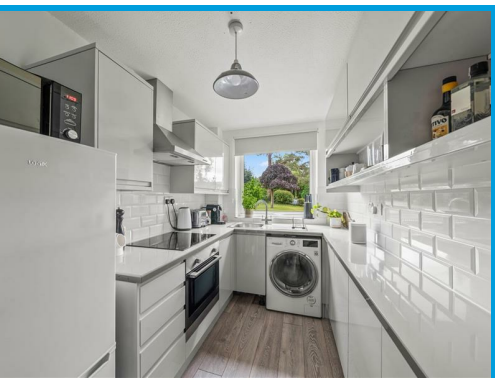




Rossiter Lodge, Rosetrees, Guildford, GU1 2HU

Guide Price £219,900

This bright and stylish ground-floor apartment features a spacious living area, modern kitchen, generous double bedroom, and a contemporary bathroom. Ideally located within walking distance of the High Street and London Road station, it also benefits from a garage, secure parking, and no onward chain.

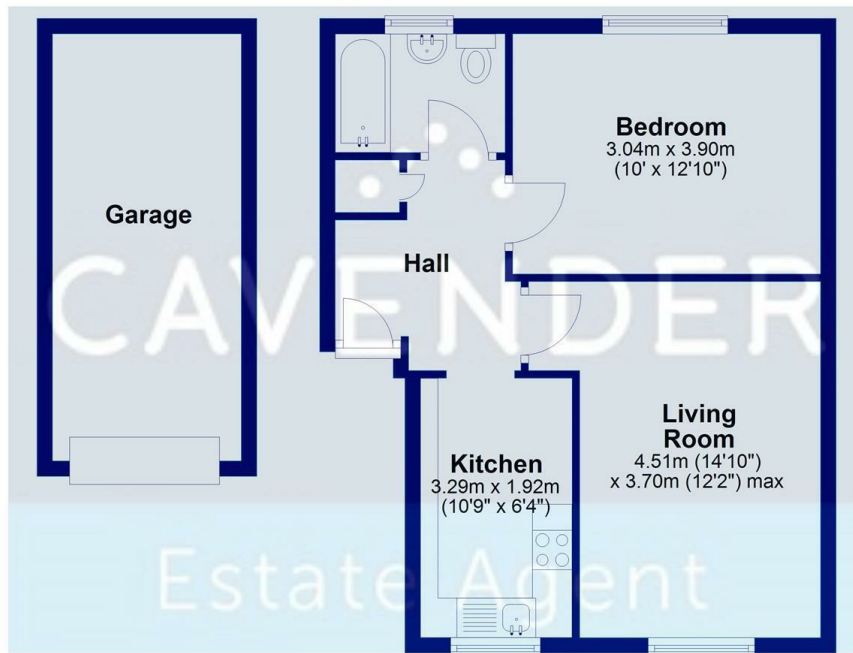


# Description

Situated on the ground level, this stylish apartment provides bright and comfortable accommodation throughout. The property boasts an inviting reception room and a contemporary fitted kitchen designed for modern living. A well-proportioned double bedroom enjoys attractive outlooks, while the bathroom is fitted with both a bathtub and separate shower facilities. Residents benefit from access to attractive communal gardens, a private garage, and allocated secure parking. Conveniently positioned just a short stroll from the charming historic High Street and London Road train station. Offered with no onward chain.

## Ground Floor

Main area: approx. 43.0 sq. metres (462.7 sq. feet)  
Plus garages, approx. 12.9 sq. metres (139.2 sq. feet)



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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			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	55

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			
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