

QUEENS PLACE,  
 GUILDFORD,

£2,000 PCM



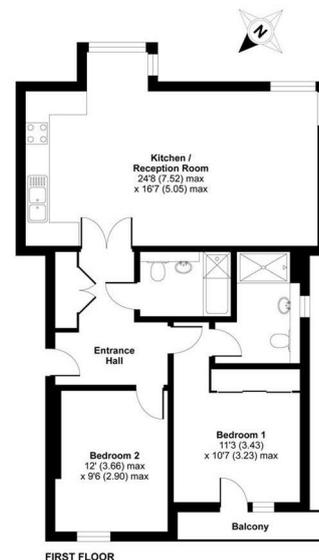
2 Bedrooms . 1 Receptions . 2 Bathrooms . Flat

**Available From: 12th February 2021**

An exclusive and contemporary two bedroom and two-bathroom apartment just 300 meters from Guildford's mainline train station. Beautifully appointed with fitted appliances, underfloor heating, and a charming view across to The Mount.

Denzil Road, Guildford, GU2

APPROX. GROSS INTERNAL FLOOR AREA 517 SQ FT 759 SQ METRES



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and fittings are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and are not to be used for any other purpose. Specifics are given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.



### Description

Internally the property includes an entrance hall, leading to a kitchen/dining room with integrated appliances and granite worktops, leading to a separate utility with access to the garden. The kitchen area also benefits from bifold doors leading to the rear enclosed garden. The sitting room features a log burner and bifold doors also opening to the rear.

On the first floor is a master bedroom with fitted wardrobes and an ensuite shower room, a second bedroom with fitted wardrobes, a family bathroom and a third bedroom.

Externally, to the side of the property is a garage and driveway for off street parking with access to the rear enclosed garden.

### Location

Windrush Close is located just off the High Street in Bramley village which has a selection of local shops including a butcher and green grocer. There is also a cafe, convenience store, library, church and two pubs. There are also a good selection of schools in the area, including St Catherine's School, Cranleigh School, and Charterhouse at Godalming. There are also good road connections from Bramley, with the nearby A3 providing access to London, the M25 and the south coast, whilst rail links are available at Guildford or Godalming.

Available in February.

EPC rating B

