

WALNUT TREE CLOSE,
 GUILDFORD,
 SURREY,

£2,100 PCM



2 Bedrooms . 1 Receptions . 2 Bathrooms . Flat

Available From: 21st March 2023

A fantastic two double bedroom, two bathroom top floor apartment with a private balcony to enjoy views over the River Wey. The property benefits from one allocated parking space. Available in March.

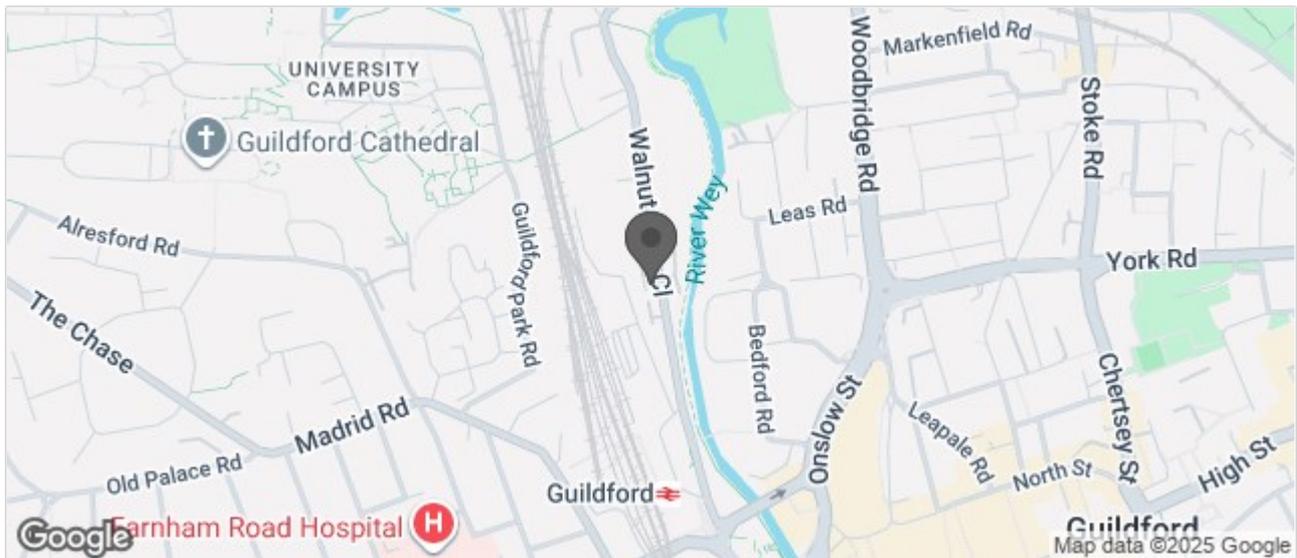
- Town centre location
- Allocated parking space for one car
- Two double bedrooms
- Two bathrooms
- Balcony
- River Views
- Walking distance to Guildford Train Station

Trinity Quarter, Walnut Tree Close, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 872 SQ FT 81 SQ METRES



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 as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is 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

This top floor, two double bedroom apartment features an open-plan kitchen, living and dining area leading to a balcony with views over the River Wey. There is an en-suite to the master with walk in shower, and a second modern family bathroom.

The kitchen benefits from fitted units complete with a built-in fan oven, hob, extractor hood, dishwasher and a fridge freezer. A door in the living area opens on to the balcony.

The master bedroom benefits from an en-suite with shower enclosure, while bedroom two is served by the family bathroom. Both bedrooms are carpeted with fitted wardrobes and benefit from views over the River Wey.

Both bathrooms are presented with white sanitaryware, chrome-finish brassware, and ceramic wall and floor tiles.

The property has been finished to a high standard throughout.

The property has one allocated parking space.



Location

Trinity Quarter is a development of new homes in Guildford situated on the banks of the River Wey, 31 miles from London and ideally located for accessing transport links to the capital, while the restaurants, shops, bars and entertainments of Guildford town centre are also close by.

Available in March

Unfortunately, no pets.

EPC Rating B

Council Tax; D Guildford Borough Council £2,280.33 for 2023/24