



Stunning two bedroom apartment in central Guildford

Queens Place, Denzil Road, Guildford, Surrey, GU2 7AT

Leasehold



Excellent location for Guildford High Street and train station • New build apartment • Open plan kitchen/reception room • Balcony • Two double bedrooms • Off-street parking for one car

Local information

Perfectly situated for access to Guildford main line train station and Guildford's well renowned High Street is this superb ground floor apartment.

Guildford has a frequent service to London Waterloo, with journey times from about 35 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a large House of Fraser and Marks and Spencer department store. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

Offered with no onward chain is this impeccably presented two bedroom apartment located in one of central Guildford's most popular residential roads.

The well-proportioned living space is light and neutrally presented with a modern fitted kitchen. The property also consists of two double bedrooms, the principal bedroom benefitting from an en-suite shower room and balcony. The

second bedroom makes full use of the family bathroom. All of the rooms are accessed via a spacious hallway.

Externally, there is an allocated parking space.

An internal viewing is highly recommended.

Tenure

Leasehold

EPC rating = B

Viewing

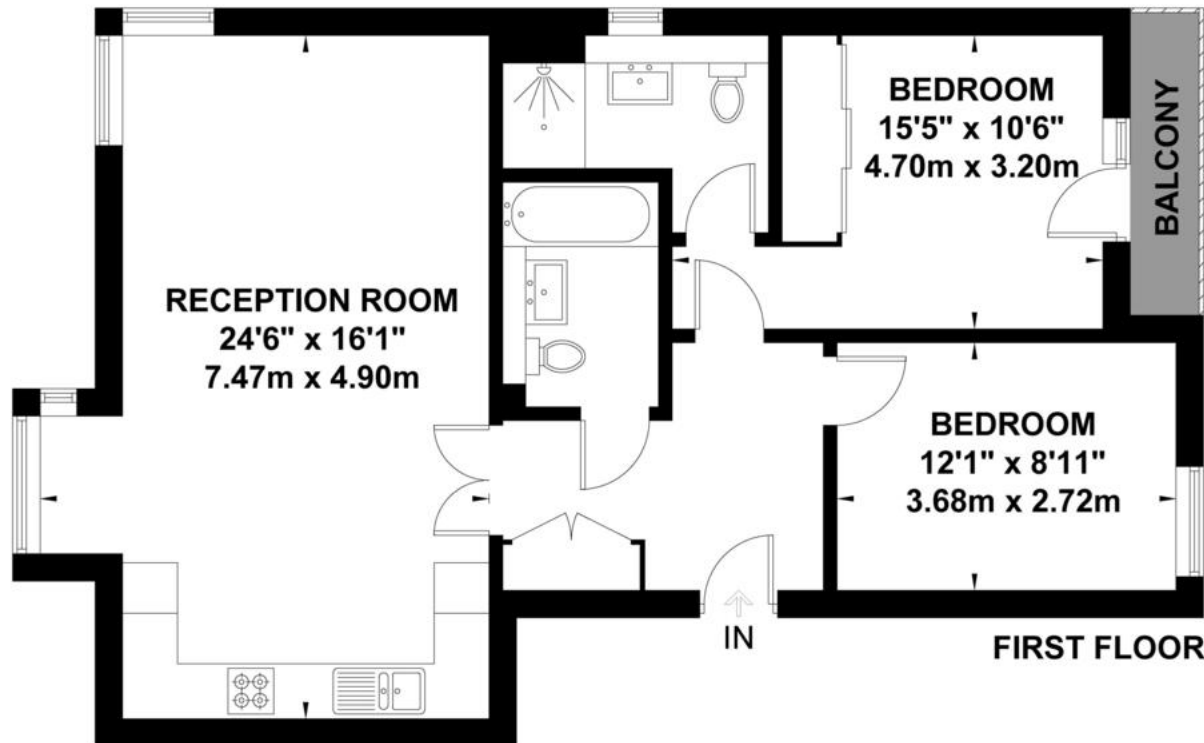
Strictly by appointment with Savills





Denzil Road, Guildford

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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