



# Modern apartment in the heart of Guildford town

Flat 4, Chertsey Court, 56-58 Chertsey Street, Guildford, Surrey, GU1 4HL

Leasehold



Situated on a popular road moments from the High Street • Gated development • Open plan kitchen / reception room • Double bedroom • Bathroom • Garage

**Local information**

Guildford High Street is known for its pretty traditional feel with stunning views towards the surrounding hills. There are a number of independent shops, the popular Friary shopping centre as well as a number of cafes and restaurants including a Gail's Bakery, The Ivy and Ivy Asia, and The March Hare.

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**

This popular development combines the convenience of a highly desirable central location with contemporary design. The apartment is located on the ground floor with accommodation comprising of an entrance hallway with storage cupboard, open plan kitchen / reception room, a double bedroom and a bathroom. The property has been finished to an exceptionally high standard and would be well suited to a first time buyer or an investor.

Please note, photographs were taken in January 2017.

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**Gross internal area (approx) 435 sq ft**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	65
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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