



39 Francis Court, Worplesdon Road, Guildford, Surrey. GU2 9UR

- First Floor
- Well Presented
- Close To Local Amenities
- Lovely Kitchen
- Shower Room
- Double Bedroom
- Lounge
- Parking
- Communal Facilities
- Live In Warden



PROPERTY DESCRIPTION

Situated in the ever popular Francis Court development for the over 60's this very well presented first floor flat comes to the market offering a lovely fitted kitchen, double bedroom, shower room and lounge. Further benefits include double glazing, emergency pull cords, communal lounge, communal laundry room, parking and well maintained communal grounds. Local amenities are nearby as are bus routes into Guildford Town center but to fully appreciate the accommodation viewings are highly recommended, NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs to first floor

Landing

Door to flat

Entrance Hall

Doors to:

Lounge

Rear aspect double glazed window, storage
neater, emergency pull cord, open to:

Kitchen

Side aspect double glazed window, range of
units, space for appliances

Bedroom

Rear aspect double glazed window, emergency
pull cord, walk in wardrobe

Shower Room

Part tiled walls, low level w.c, wash hand basin,
shower unit, emergency pull cord

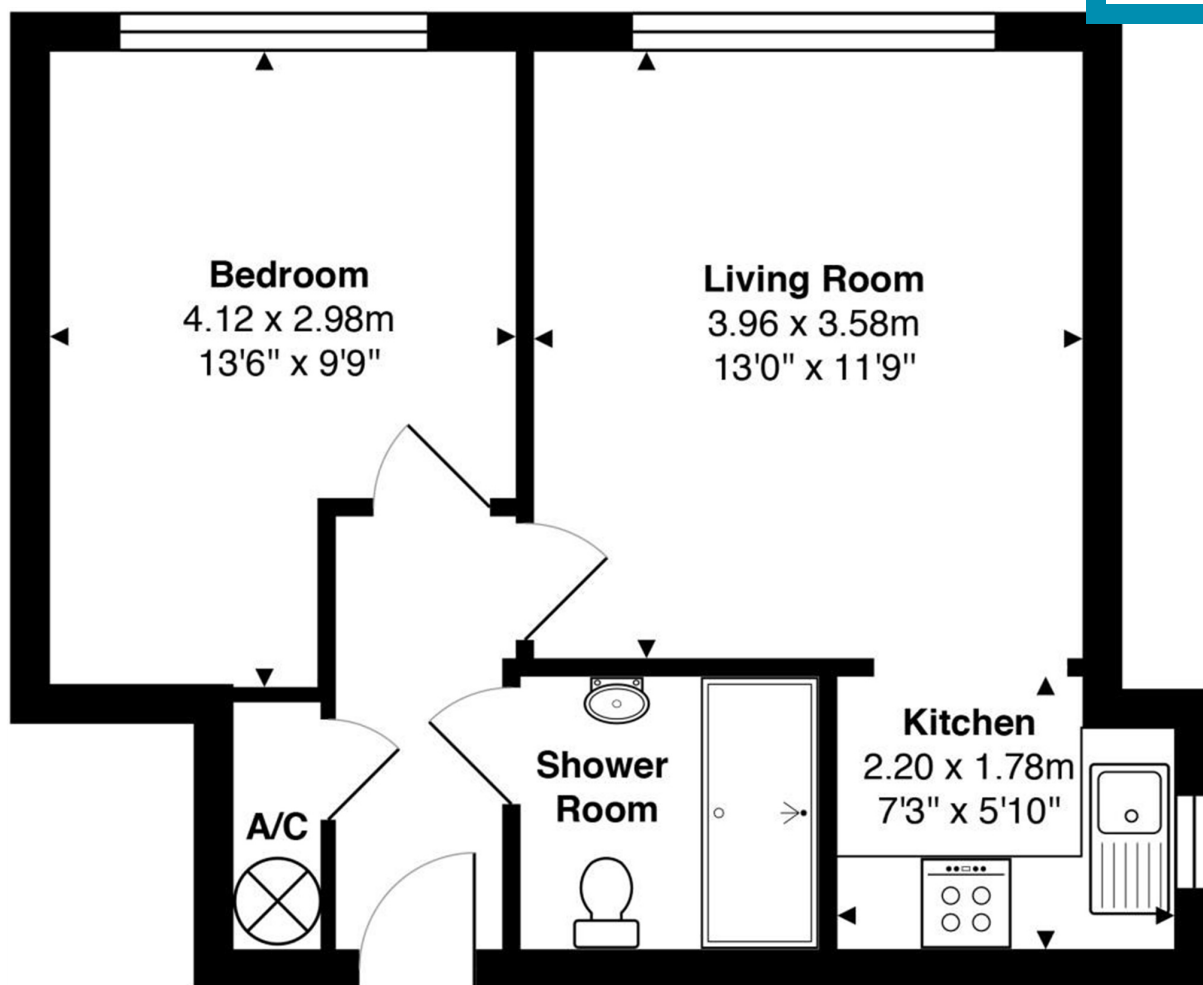
Outside

Communal Areas

Communal lounge, laundry room and
communal grounds



FLOORPLAN



1st Floor

Total Approx. Gross Internal Area 38.3 m² ... 412 ft²

All measurements are approximate and for display purposes only. Not to scale.