



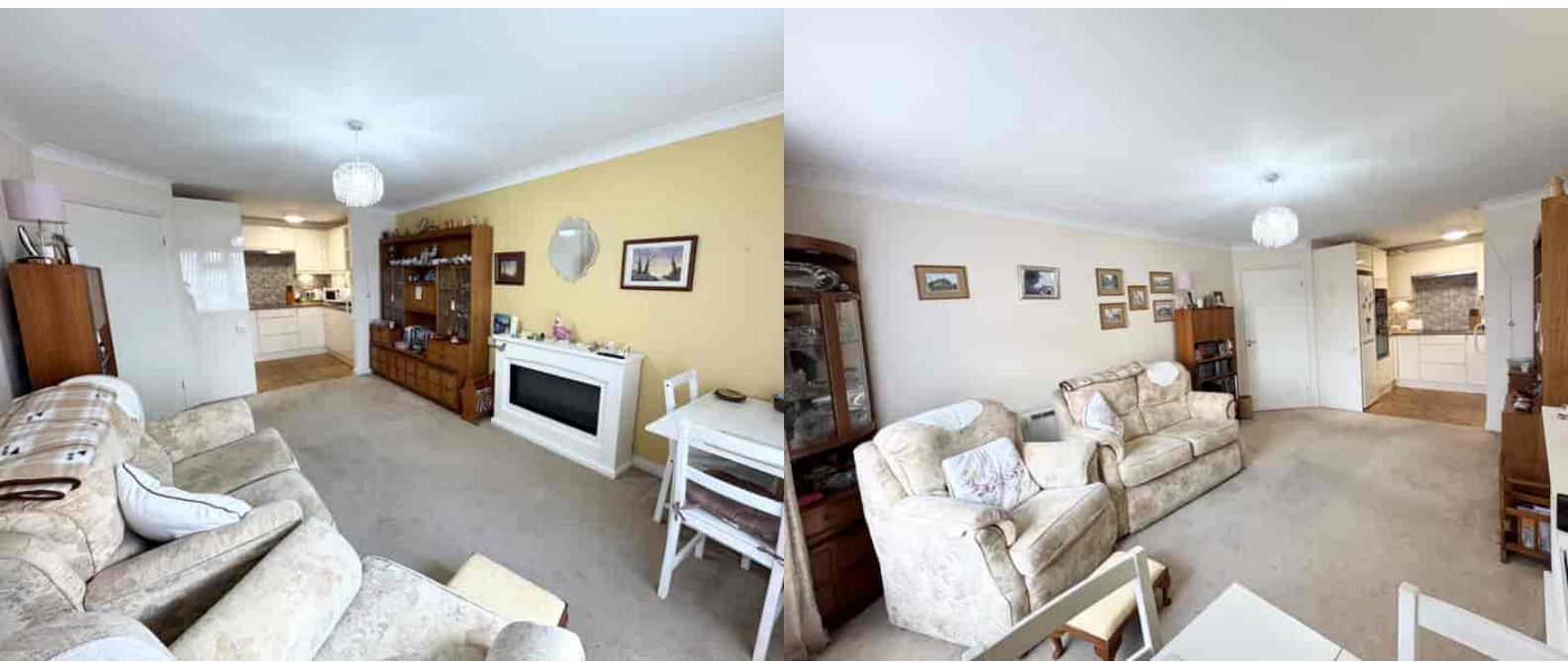
50 Francis Court, GUILDFORD, Surrey. GU2 9UR

- First Floor
- Over 60's Only
- Very Well Presented
- Two Double Bedrooms
- Double Glazed
- Re Fitted Kitchen
- Re Fitted Bathroom
- Communal Amenities
- Close To Local Amenities
- Must Be Seen



PROPERTY DESCRIPTION

Situated in the ever popular Francis Court this very well presented first floor retirement flat for the over 60's comes to the market offering generous accommodation. Benefits include a lovely re fitted kitchen, lounge/diner, two double bedrooms and re fitted shower room. Further benefits include emergency pull cords in all rooms , double glazing, communal lounge, communal laundry rooms , nicely maintained communal grounds and parking. Local amenities are very nearby as are bus routes but to fully appreciate the accommodation viewings are highly recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs and lift to first floor landing

First Floor

Landing

Door to flat

Entrance Hall

Storage cupboard , doors to:

Lounge/Diner

Side aspect double glazed window, storage heater, emergency pull cord, open to:

Kitchen

Range of eye and base units, built in and space for appliances.

Bedroom

Side aspect double glazed window, storage heater, emergency pull cord

Bedroom

Side aspect double glazed window, storage heater, emergency pull cord

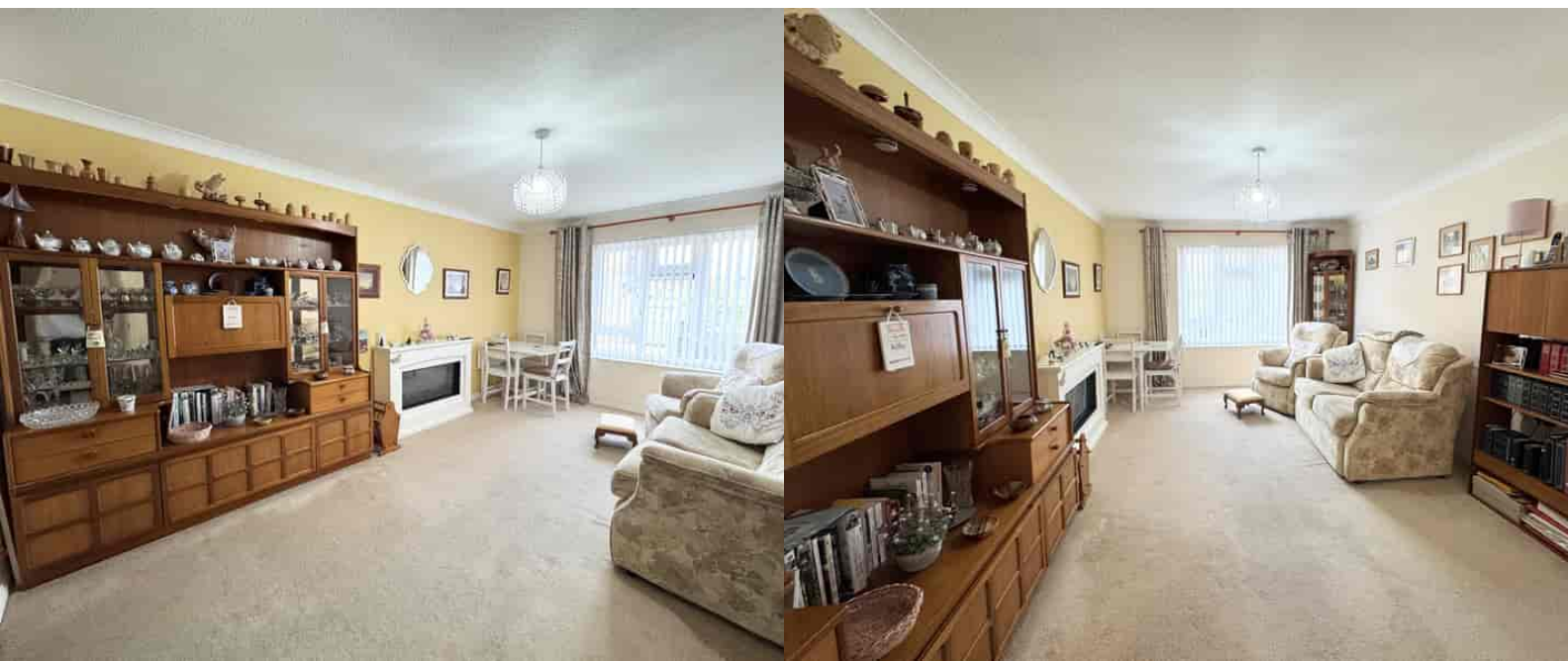
Shower Room

Shower unit, hand rails, low level w.c. , wash hand basin over vanity unit, tiled walls, wall mounted heated towel rail.

Outside

Communal Grounds

Communal grounds and parking

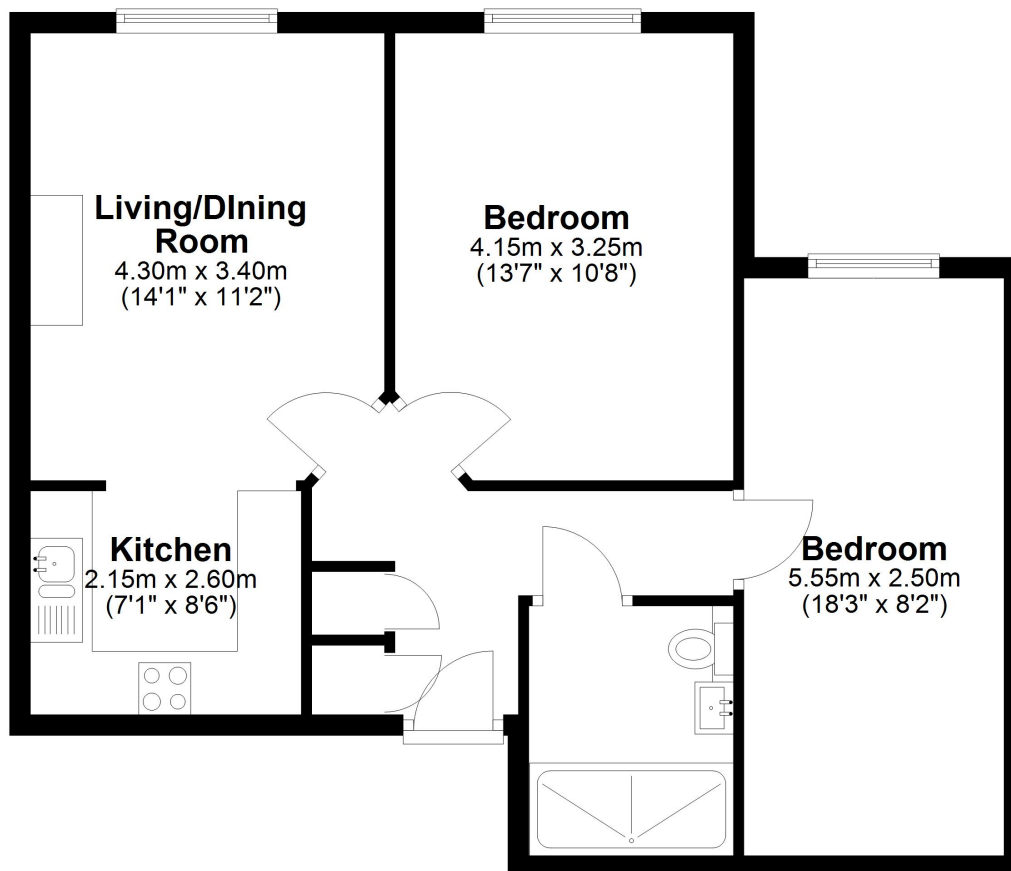


FLOORPLAN



First Floor

Approx. 61.3 sq. metres (659.7 sq. feet)



Total area: approx. 61.3 sq. metres (659.7 sq. feet)

Guildford Office
12c, Worplesdon Road, Guildford, GU2 9RW
01483 576300
info@hippsestateagents.co.uk