



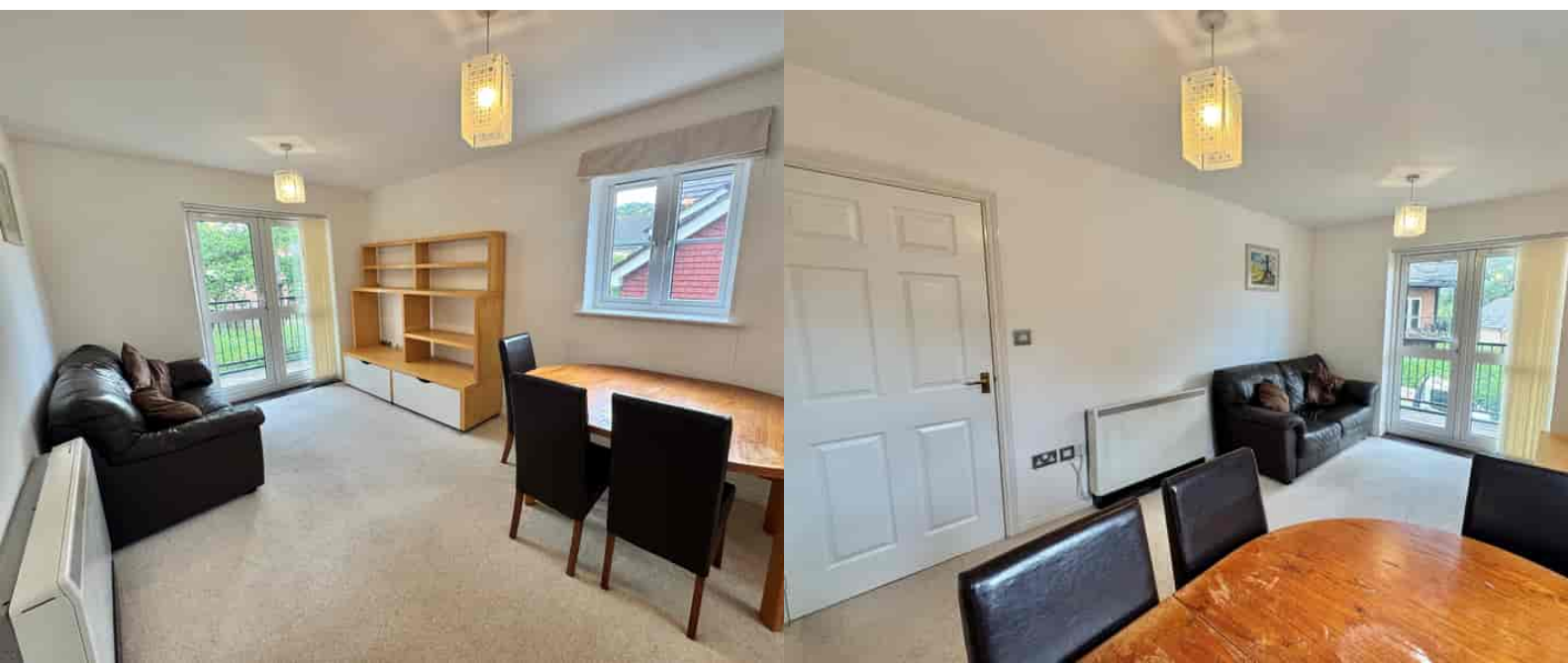
45 School Meadow, Guildford, Surrey. GU2 8GY

- Double Glazed
- First Floor
- Two Bedrooms
- Two Bathrooms
- Lounge/Diner
- Fitted Kitchen
- Parking
- No Onward Chain
- Well Maintained
- EPC Rating B



PROPERTY DESCRIPTION

This well maintained first floor flat comes to the market offering a lounge/diner, fitted kitchen with built in appliances, two bedrooms , one with en suite and further bathroom. Other benefits include , EPC rating B, Annually serviced boiler double glazing and balcony, Local amenities are nearby as are bus routes but to fully appreciate the accommodation viewings are high recommended. NO ONWARD CHAIN.



ROOM DESCRIPTIONS

Ground Floor

Communal Entrance Hall

Stairs to upper floors

First Floor

Landing

Door to flat

Entrance Hall

Doors to:

Kitchen

Rear aspect window, range of units, roll top surfaces, built in fridge, washing machine and fitted hob and oven, part tiled walls, open to:

Lounge/Diner

Side aspect window, rear aspect doors leading to balcony, storage heater

Bedroom

Side aspect window, wall mounted heater, door to:

En Suite

Wash hand basin, low level w.c, shower unit

Bedroom

Side aspect window, wall mounted heater

Bathroom

Frosted window, panel enclosed bath, low level w.c, wash hand basin, part tiled walls

Lease And Service Charge

Lease : Circa 125 yrs Remaining

Service Charge and Ground Rent Circa

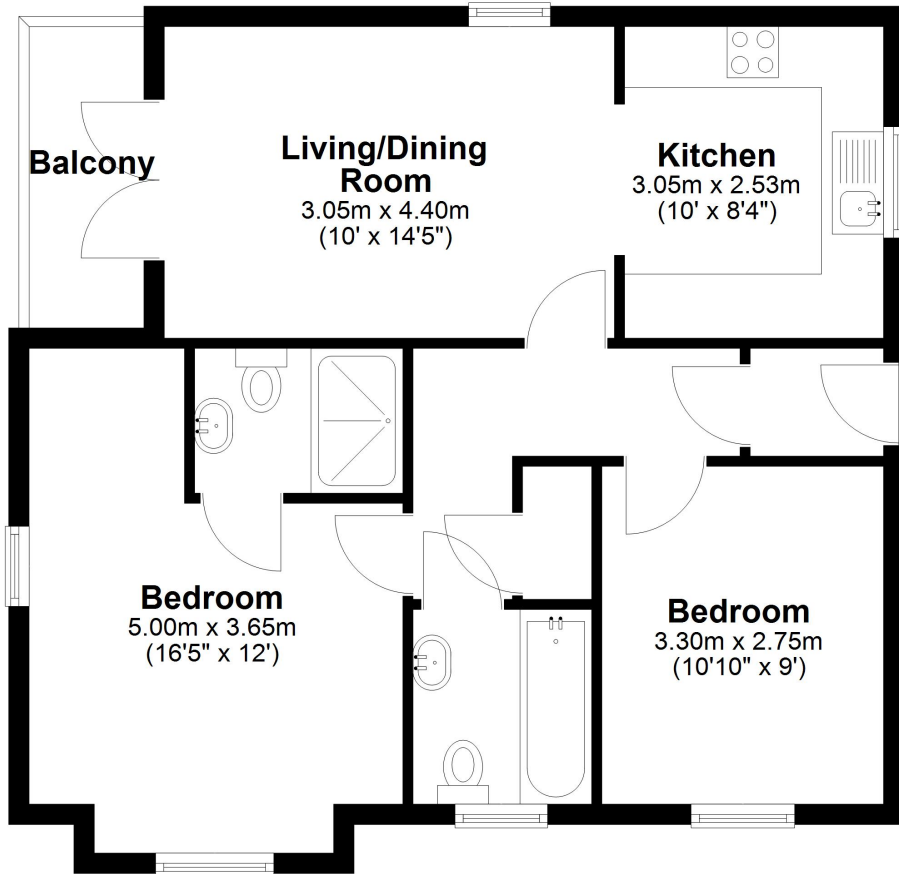
£2060P/A





First Floor

Approx. 60.4 sq. metres (650.0 sq. feet)
(excluding Balcony)



Total area: approx. 60.4 sq. metres (650.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	83
(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	

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