

ALEXANDER RUMSEY
REAL ESTATE

Francis Court, Worplesdon Road, Guildford, GU2

Guide Price £220,000

2 1 1









A stunning two-bedroom over 60s retirement apartment, ideally situated in a convenient central location within easy walking distance of local amenities.

The property offers a spacious living and dining area with direct access to a private balcony, creating the perfect space to relax and enjoy the surroundings. The modern kitchen is fitted with a range of integrated appliances, while excellent built-in storage throughout ensures a practical and well-organised living space.

There are two generous double bedrooms, a well-appointed bathroom and the added benefit of an allocated parking space.

Ideally suited to those seeking comfortable and convenient retirement living, this attractive apartment combines spacious accommodation with a desirable location close to local shops and everyday amenities.

Early viewing is highly recommended to fully appreciate all this wonderful property has to offer.

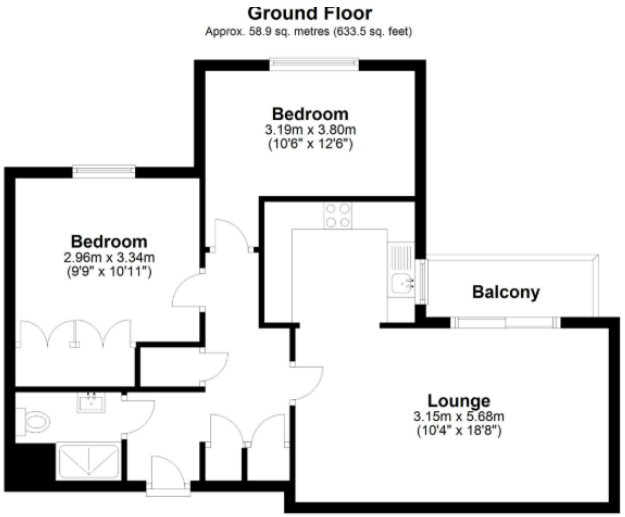
Service Charge: £ 4008 PA

Ground Rent: £0 PA

Lease Length: 900 Years Remaining







Total area: approx. 58.9 sq. metres (633.5 sq. feet)

- GORGEOUS TWO-BEDROOM RETIREMENT APARTMEN
- SPACIOUS LIVING AND DINING ROOM
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- WELL-APPOINTED BATHROOM
- ALLOCATED PARKING SPACE
- EXCLUSIVELY FOR THE OVER 55s
- PRIVATE BALCONY WITH DIRECT ACCESS FROM THE LIVING AREA
- TWO GENEROUS DOUBLE BEDROOMS
- EXCELLENT BUILT-IN STORAGE THROUGHOUT
- CENTRAL LOCATION WITHIN WALKING DISTANCE OF LOCAL AMENITIES

