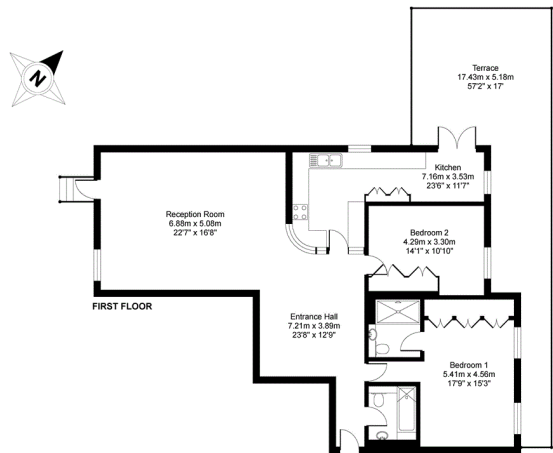




Floorplan



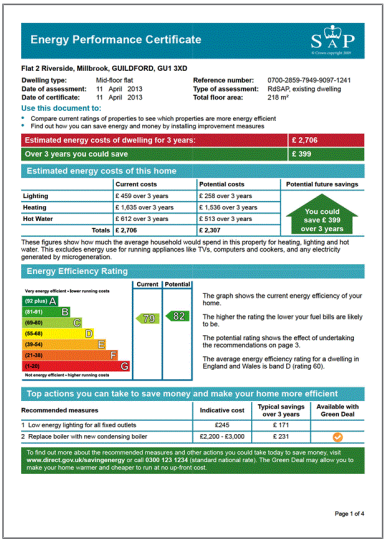
Riverside, Millbrook, Guildford, GU1

APPROX. GROSS INTERNAL FLOOR AREA 1286 SQ FT 119.5 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the vendor unless specifically itemised with these particulars.

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Bathroom



Shower Room



Bedroom



Reception Room



Reception Room



Bedroom

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Millbrook Guildford GU1

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Apartment | Kitchen | Living Room | Master Bedroom | En suite | Bedroom | Family Bathroom | Parking | Terrace.

Description

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and along the River Wey.

Furnishing

Furnished

Situation

This wonderful apartment is situated in the heart of Guildford and is approximately 0.5 miles main line station which provides fast and frequent services to Waterloo in approximately 38 minutes. Guildford has an excellent range of shopping, social, educational and recreational amenities and the A3 gives access to London and the south coast and via the M25 to Heathrow and Gatwick Airports. There are lovely country walks nearby at Pewley Downs



Dining Area



Kitchen

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