



York Road, Guildford, GU1

Guildford

£250,000

**Bedrooms: 2**

**Bathrooms: 1**

**Receptions: 1**

A superb opportunity to acquire this charming two bedroom apartment forming part of an attractive Victorian conversion, situated in a prime Guildford town centre location.

Set on the first floor, the property offers a spacious reception room with open-plan kitchen, ideal for modern living. Two well-proportioned bedrooms are served by a contemporary shower room.

The location is second to none, positioned moments from London Road and Guildford Train Station with easy access to the A3, A31 and M25, making this an excellent choice for commuters. The vibrant high street and the green open spaces of Stoke Park are both within easy walking distance.

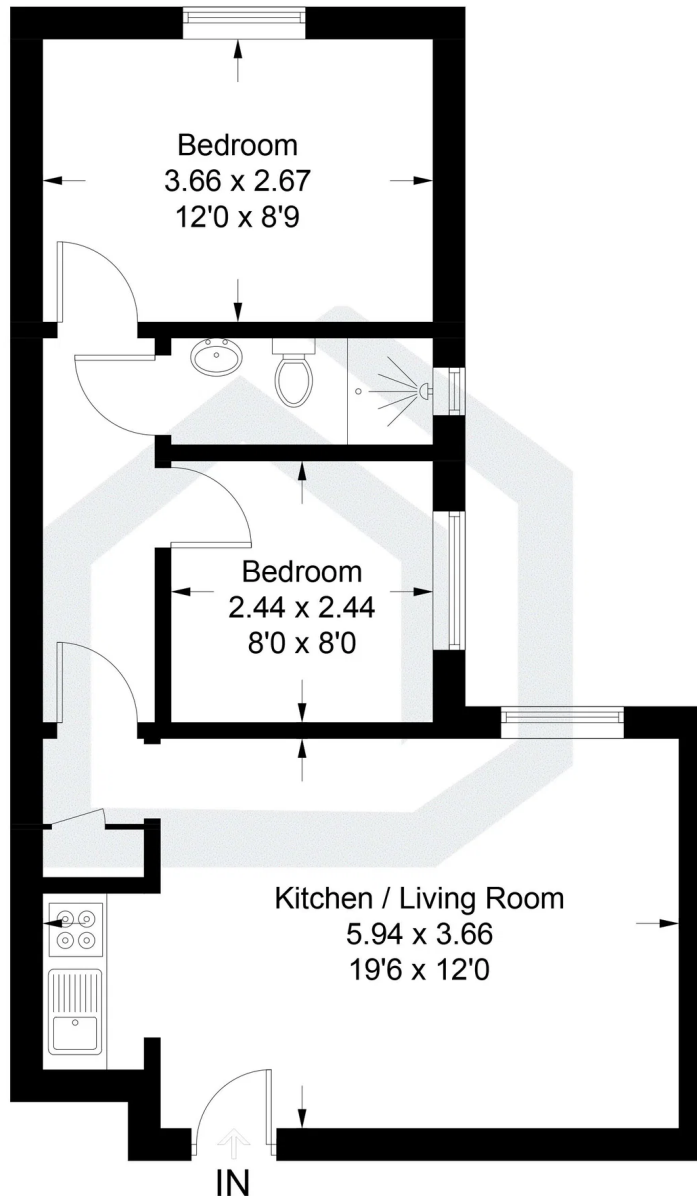
Currently generating an attractive rental yield of 6.79%, this property represents a fantastic investment opportunity or a stylish place to call home in the heart of one of Surrey's most desirable towns.

Some rooms have been virtually edited. Decor is for illustrative purposes only.



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Approximate Gross Internal Area = 44.0 sq m / 478 sq ft



## First Floor

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1283137)

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