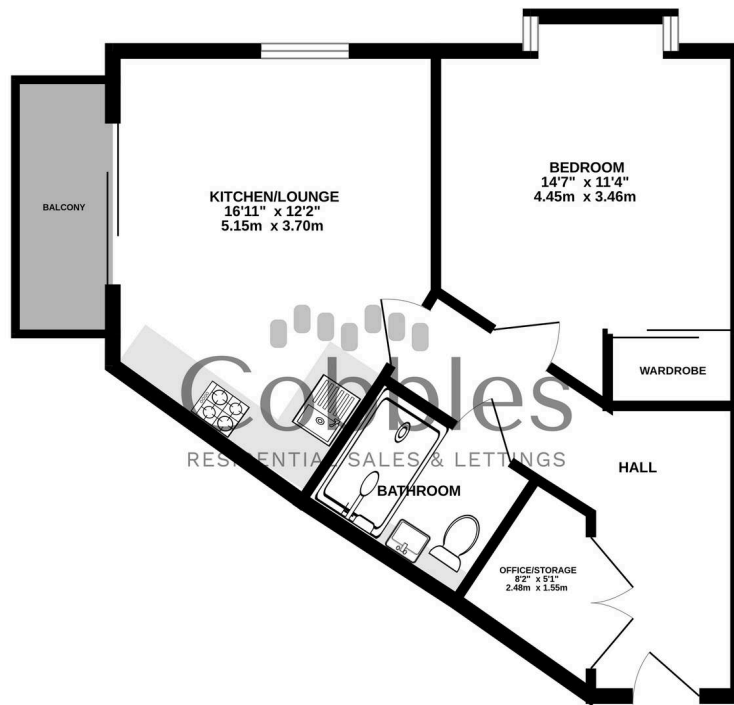




FIRST FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



## Wey Corner Walnut Tree Close, Guildford

Modern one-bedroom flat with balcony, riverside views, open plan living, sleek kitchen, and built-in storage. Close to Guildford centre, station, and amenities. Ideal for commuters.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Private balcony
- Riverside location
- Scenic river and garden views
- Modern kitchen with integrated appliances
- Open plan living area
- Modern bathroom with walk-in shower

TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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