



## GUILDFORD

**£1,295 PCM**

- Moments from the town centre
- Spacious accommodation
- Large double bedroom
- Available Early January 2025
- Desirable location
- Fitted kitchen with appliances
- Gas Central Heating
- Character conversion apartment
- Luxury bathroom suite
- Unfurnished

A stunning character conversion apartment with modern kitchen and bathroom situated moments from Guildford town centre and stations. This fantastic first floor one double bedroom flat offers well proportioned living space. UNFURNISHED, AVAILABLE EARLY JANUARY 2025

### Viewings

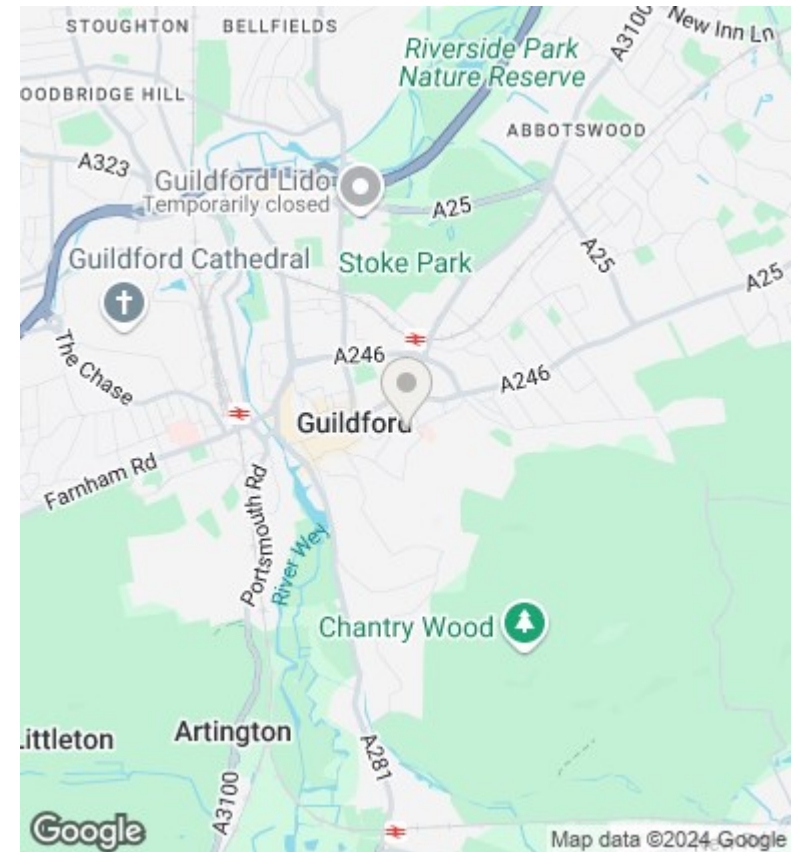
Viewings by arrangement only. Call 01932 582501 to make an appointment.

### Council Tax Band

B

### EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	