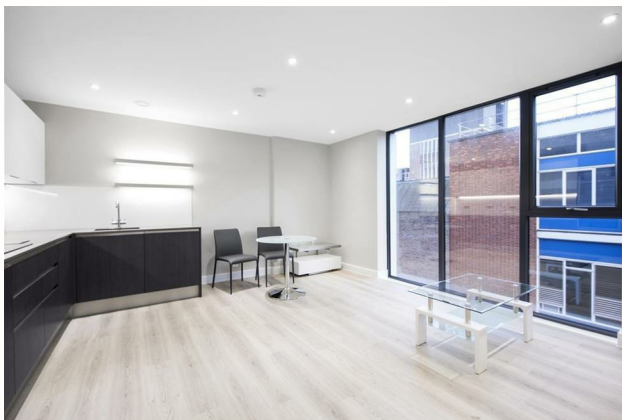


# THE BELLERBY APARTMENTS





## THE BELLERBY APARTMENTS

GUILDFORD, SURREY, GU1 4PT

Fantastic one bedroom modern, part furnished apartment in a prime Guildford town centre location with one allocated parking space.

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Available: 31st July 2024

£1,500 PCM (Per Calendar Month)

Flat - 1 Bedroom - 1 Bathroom - 1 Reception

### Key Features

- Town centre location
- Double bedroom
- Furnished
- Secure parking for one car
- Open plan kitchen/sitting room
- Available August



## THE PROPERTY

### Description

Internally the property is finished to a very high standard and has underfloor heating throughout. The kitchen comes with stone worktops, induction hob (pans included) and integrated Neff appliances including conventional oven, combination microwave oven, Fridge, freezer dishwasher and washer/dryer. The kitchen is open into the living room which has a large, floor to ceiling window. The bedroom is a double bedroom with a bigger than expected wardrobe and has a separate door into the very large bathroom, with separate bath and shower.

Secure parking is also provided in the basement, there is lift access throughout. There is also a bicycle store.



## Location

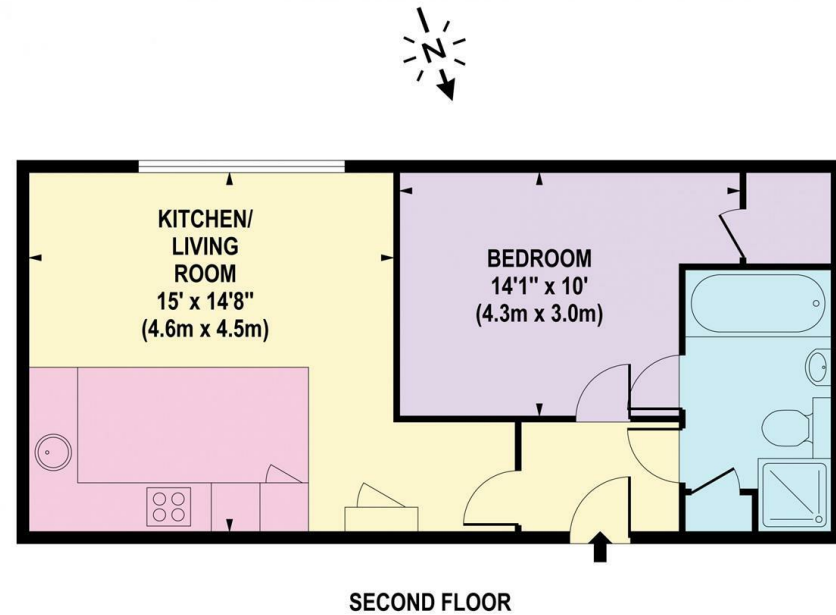
The Bellerby Apartments is located in a very central location above the Waitrose supermarket. It is a short stroll into the main shopping area of Guildford plus only 500 yards to Guildford mainline station and 0.6 miles to London Road Station.

Available August

EPC B

Guildford Borough Council tax band C

Holding deposit: £346



**SECOND FLOOR**

**APPROX. GROSS INTERNAL FLOOR AREA 487 SQ FT / 45 SQ M**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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## Guildford

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