

# EPSOM ROAD





## EPSOM ROAD

GUILDFORD, SURREY, GU1 3LD

A spacious one bedroom, ground floor flat located in Guildford Town Centre with one off street parking space and use of the communal garden.

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Available: 11th October 2024

£1,200 PCM (Per Calendar Month)

Flat, 1 Bedroom, 1 Bathroom, 1 Reception,  
Unfurnished

### Key Features

- Town Centre Location
- Communal Garden
- One allocated parking space
- One bedroom
- One bathroom
- Available October



## THE PROPERTY

### Description

Being on the ground floor of a detached Victorian building, the apartment enjoys high ceilings throughout. There is an entrance hall, a large, bay fronted sitting room and a large double bedroom at the rear with bay window overlooking the garden. The kitchen will come fitted with appliances and the bathroom includes a shower over the bath.

There is allocated off street parking for one car at the front and a communal garden at the rear shared by the four apartments.



## Location

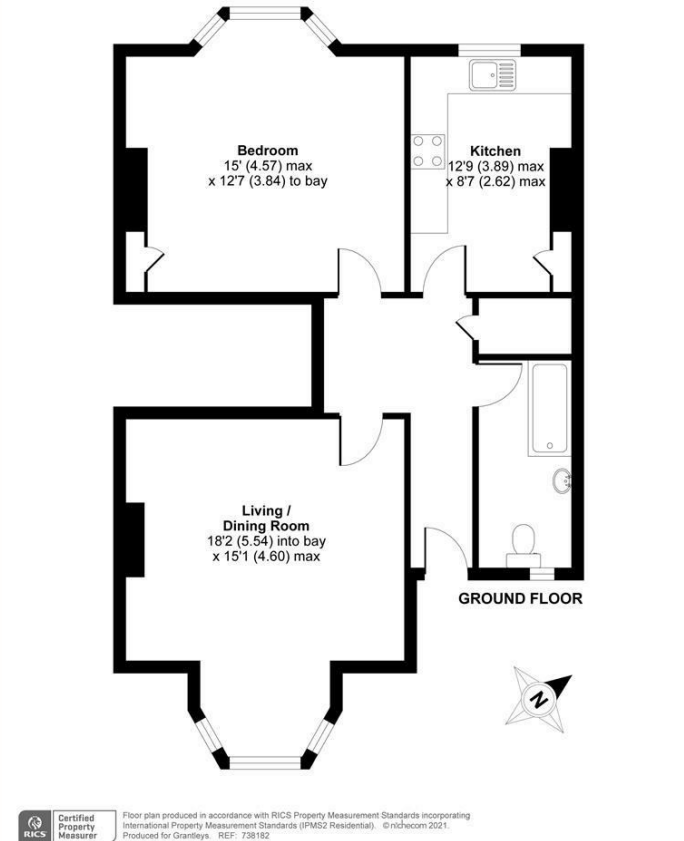
The apartment is situated within half a mile of the town centre and London Road station which has trains to Waterloo in approximately 50 minutes, and within one mile of the mainline station which has fast and frequent services to Waterloo in about 38 minutes. Guildford has a good range of shopping, social, educational and recreational amenities and the A3 gives access to London, the south coast and via the M25 to Heathrow and Gatwick Airports.

EPC Rating; D  
Holding Deposit: £276  
Council Tax; Band C  
Available October



## Epsom Road, Guildford, GU1

Total = 705 sq ft / 65.49 sq m  
For identification only - Not to scale



## Guildford

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