



**HIGH STREET GUILDFORD GU1**  
*£1,550 PER MONTH AVAILABLE 31/08/2024*

**Hamptons**

THE HOME EXPERTS



# { THE PARTICULARS

High Street Guildford GU1

£1,550 Per Month  
Unfurnished

 2 Bedrooms  
 1 Bathroom  
 1 Reception

## Features

Apartment, Open Plan, Living Room, Kitchen, 2 Bedrooms, Bathroom, Central Position, No Parking

## Council Tax

Council tax band not specified

## Hamptons

194 High St  
Guildford, GU1 3HZ  
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# { A2 BEDROOM APARTMENT, IN A PRIME POSITION WITHIN GUILDFORD TOWN.

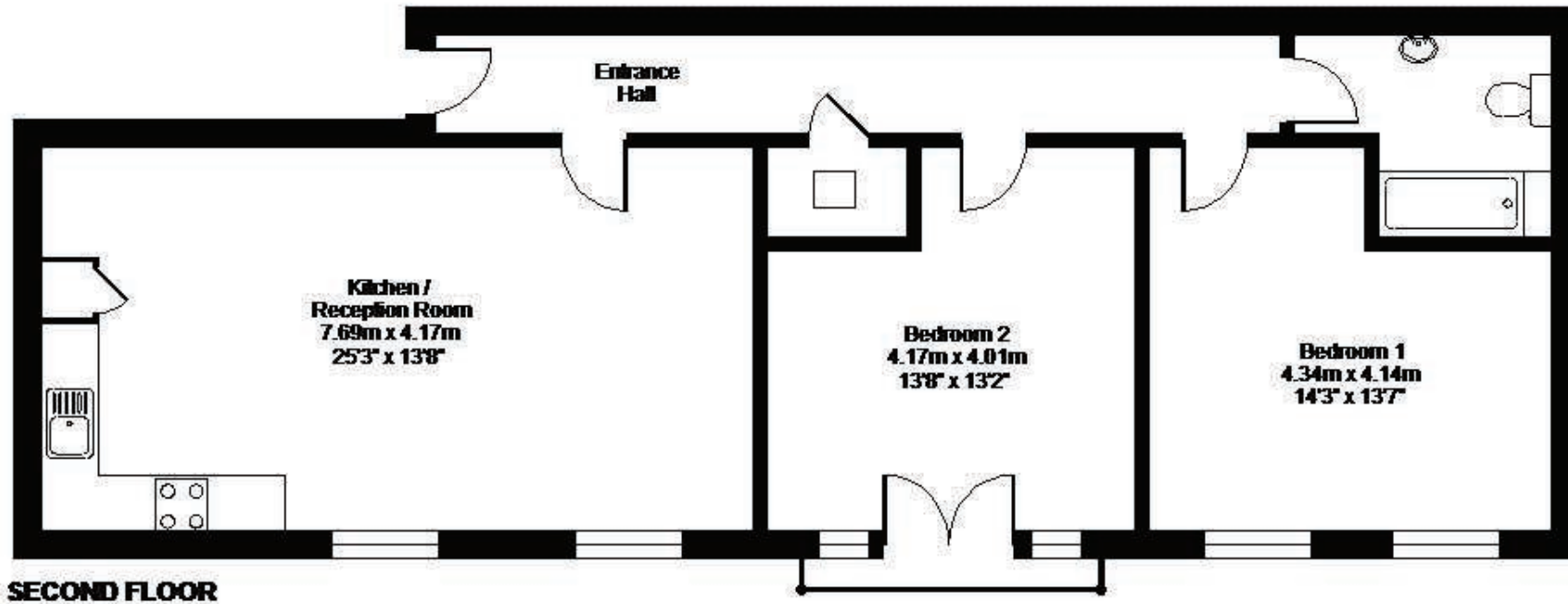
## The Property

A fabulous 2 bedroom apartment, in a prime position within Guildford town centre. This apartment has been finished to a high standard with a chic Lemongrass white kitchen, integrated appliances, neutral décor and carpets. The apartment oozes style and sophistication.

## Location

Situated just steps away from Guildford's picturesque cobbled high street, and approximately 0.5 miles from Guildford main line station, Norfolk House and Pannells Court could not be better sited. Guildford has an excellent range of shopping, social, educational and recreational amenities and the A3 provides access to London and the south coast and via the M25 to Heathrow and Gatwick Airports. There are lovely country walks nearby at Pewley Downs and along the River Wey.





**SECOND FLOOR**

## Pannells Court, Guildford, GU1

**APPROX. GROSS INTERNAL FLOOR AREA 896 SQ FT 83.2 SQ METRES**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for information only and should not be relied on as a basis of valuation.

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### For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A |                         |           |
|   | B |                         |           |
|   | C |                         |           |
|   | D |                         |           |
|   | E |                         |           |
|   | F |                         |           |
|   | G |                         |           |
| Not energy efficient - higher running costs |   | 69                      | 74        |
| England & Wales                             |   | EU Directive 2002/91/EC |           |



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