



PANNELLS COURT GUILDFORD GU1
£1,250 PER MONTH AVAILABLE 20/08/2024

Hamptons

THE HOME EXPERTS

{ THE PARTICULARS

Pannells Court Guildford GU1

**£1,250 Per Month
Unfurnished**

 **1 Bedroom**
 **1 Bathroom**
 **1 Reception**

Features

- Apartment, - Centrally located, - Open Plan, - Neutral Decor, - Bathroom, - 1 Bedroom, - Council Tax Band C

Council Tax

Council Tax Band C

Hamptons

194 High St
Guildford, GU1 3HZ
01483 577 577
GuildfordLettings@hamptons-int.com
www.hamptons.co.uk

{ A ONE BEDROOM APARTMENT. EPC: E

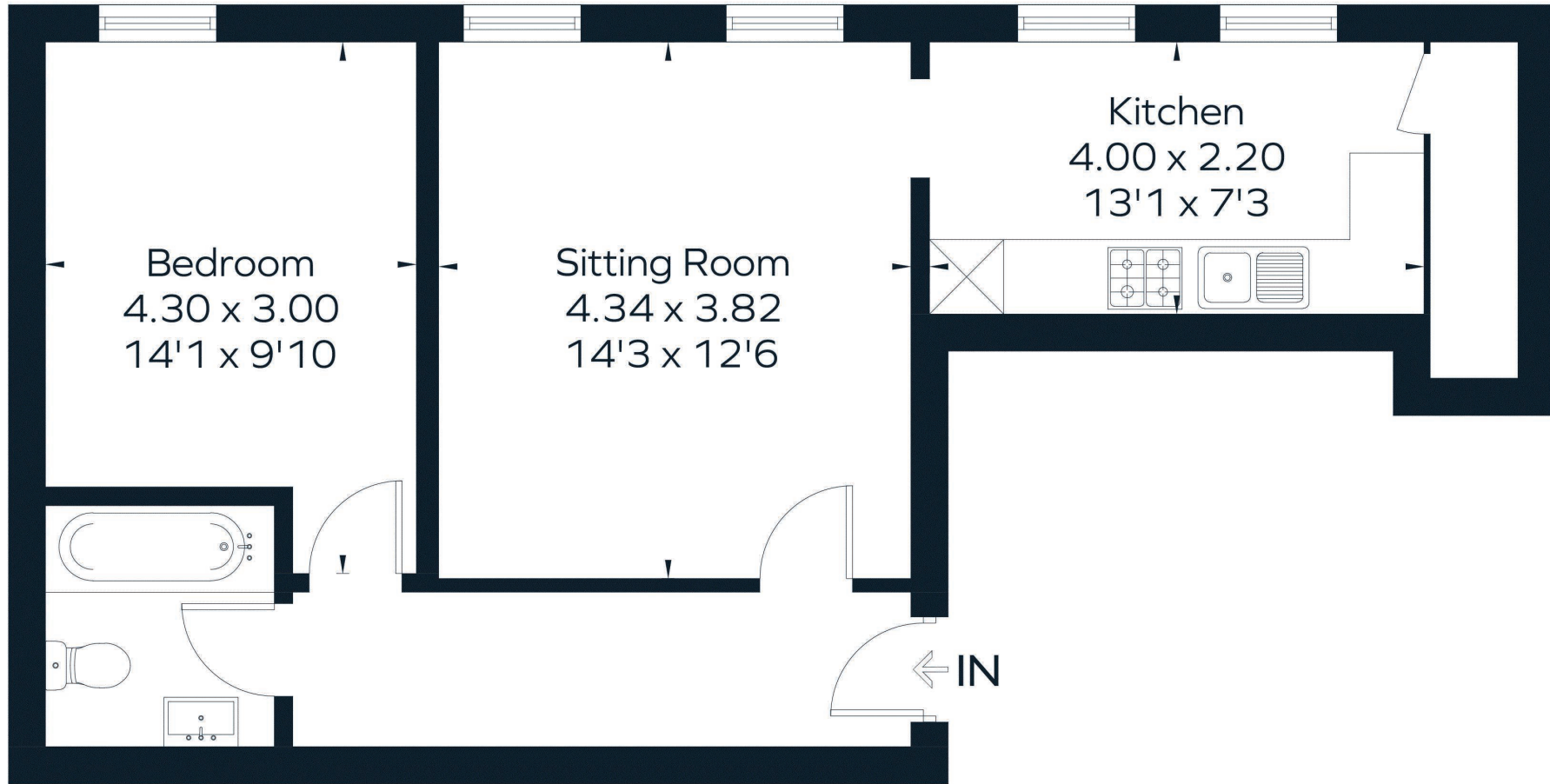
The Property

This spacious and neutrally decorated 1 bedroom apartment, is conveniently situated next to the high street of Guildford, and consists of hallway, well equipped kitchen and open plan living room, one bedroom and a modern bathroom.

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

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 305727

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			
100-150	A		
81-100	B		
62-81	C	76	78
43-62	D		
24-43	E		
5-24	F		
1-5	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Awaiting Photograph