

# CAVENDER

ESTATE AGENT



Austen House, Station View Guildford, Surrey GU1 4AX

Asking Price £240,000

**\*\*STUNNING DEVELOPMENT\*\*** - Second floor one bedroom apartment offering light and airy accommodation throughout, moments from Guildford town centre and mainline station

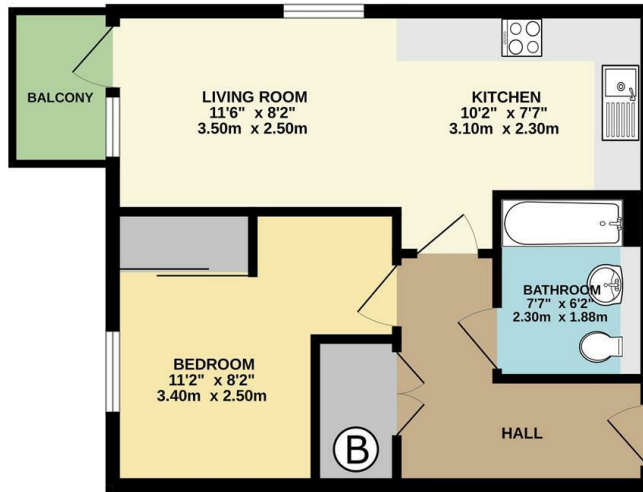


# Description

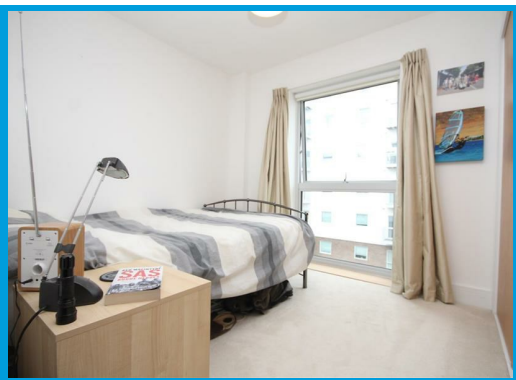
**\*STUNNING DEVELOPMENT\*** moments from Guildford mainline station. A one bedroom property located on the second floor, with a open planned kitchen/living area, the apartment offers light and airy accommodation throughout with secure underground parking.

The property is accessed through secure telephone system, hallway with access to open plan reception room/ kitchen with appliances, then leading onto a private balcony. One large double bedroom, benefiting from ample built in wardrobe and then a bathroom with shower over bath. The property is located moments from the mainline station and a short walk into Guildford Town centre.

SECOND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 425 sq.ft. (39.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very energy efficient - lower running costs | (92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>                            |                    | 84                      | 84        |
| (69-80) <b>C</b>                            |                    |                         |           |
| (55-68) <b>D</b>                            |                    |                         |           |
| (39-54) <b>E</b>                            |                    |                         |           |
| (21-38) <b>F</b>                            |                    |                         |           |
| Not energy efficient - higher running costs | <b>G</b>           |                         |           |
| <b>England &amp; Wales</b>                  |                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                    | Current                 | Potential |
|---|--------------------|-------------------------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (92 plus) <b>A</b> |                         |           |
| (81-91) <b>B</b>  |                    | 91                      | 91        |
| (69-80) <b>C</b>  |                    |                         |           |
| (55-68) <b>D</b>  |                    |                         |           |
| (39-54) <b>E</b>  |                    |                         |           |
| (21-38) <b>F</b>  |                    |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | <b>G</b>           |                         |           |
| <b>England &amp; Wales</b>                                      |                    | EU Directive 2002/91/EC |           |

