

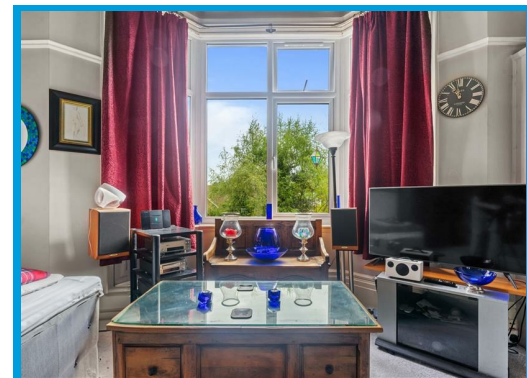
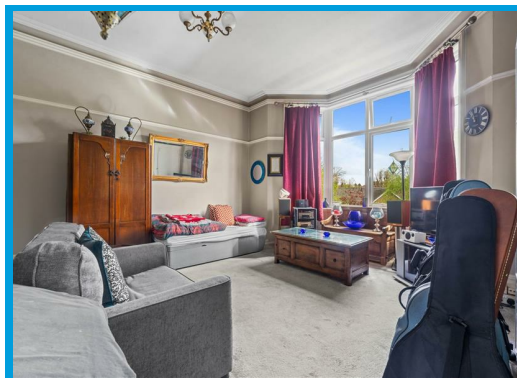
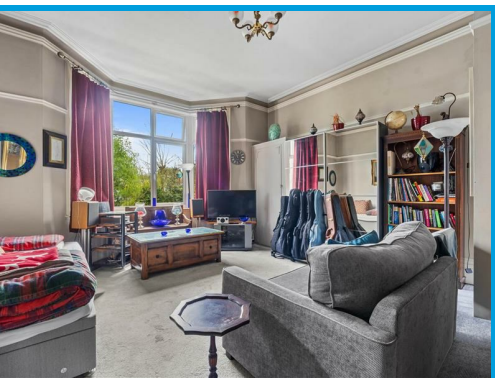


2 Cranley Lodge, Cranley Road Guildford, GU1 2EH

Guide Price £185,000

**\*\*CASH BUYERS ONLY DUE TO SHORT LEASE\*\***

Positioned in one of Guildford's most sought after locations only a short distance to the High Street, this spacious and well presented studio apartment makes an excellent private purchase or investment offering a high yield rent.



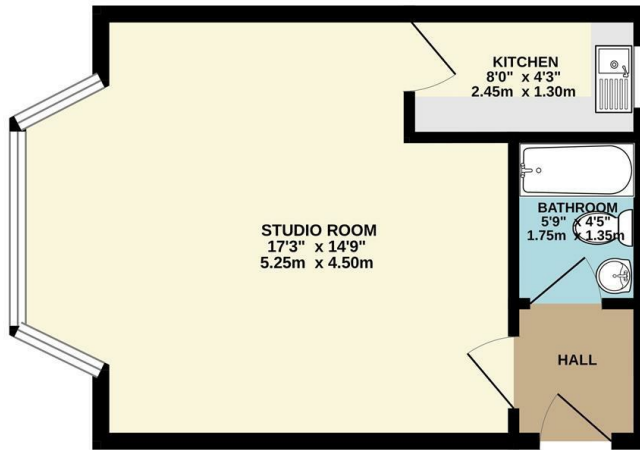
# Description

Positioned within a stunning converted building and boasting light and airy accommodation, this spacious studio apartment is located within a short distance to Guildford High Street.

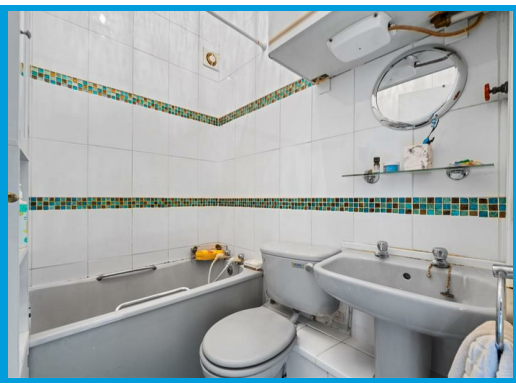
The apartment is accessed through secure entry system and the accommodation comprises a hallway, a large lounge/ bedroom, kitchen and a bathroom.

The property further features parking and character features throughout.

FIRST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 305 sq.ft. (28.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
1-20	G		
Not energy efficient - higher running costs			
England & Wales		56	86
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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

