



Cavendish House, Eastgate Gardens Guildford, Surrey GU1 4AY

Guide Price £300,000

**\*\* NO CHAIN\*\*** This stunning two double bedroom apartment is located in the heart of Guildford town centre. Positioned close to local shops, pubs and restaurants, this property is ideal for town living or would make a great investment.



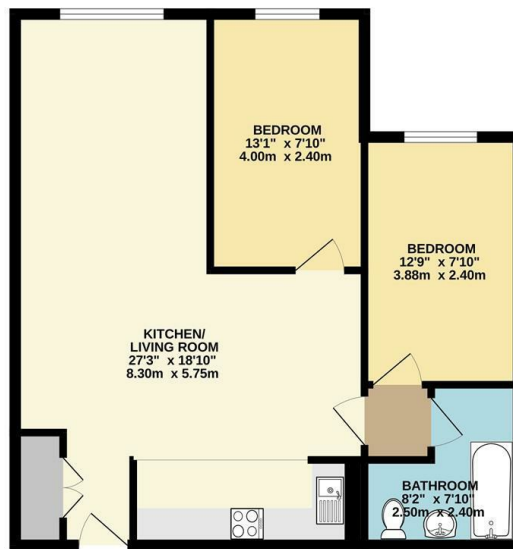
# Description

Offered with NO CHAIN, this stunning two double bedroom apartment is located in the heart of Guildford town centre.

The property comprises of a large open plan modern kitchen / reception room with views overlooking Guildford, two double bedrooms and family bathroom with shower over bath.

The apartment is easily accessed through secure phone entry system and an elevator and it is conveniently positioned moments from shops, bars, restaurants and the mainline station.

FOURTH FLOOR  
652 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error or omission in this document. This plan is for illustrative purposes only and should not be used as such in any prospective purchase. 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                                 |  | 82                      | 82        |
| (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                             |  | 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 |           |

