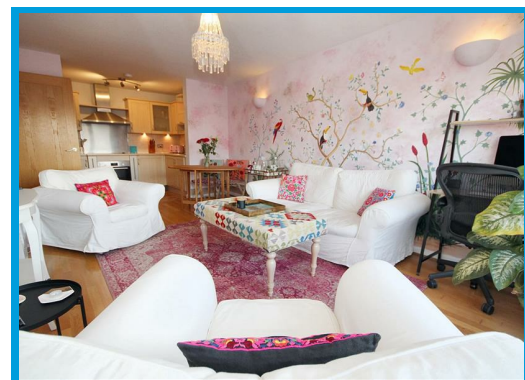
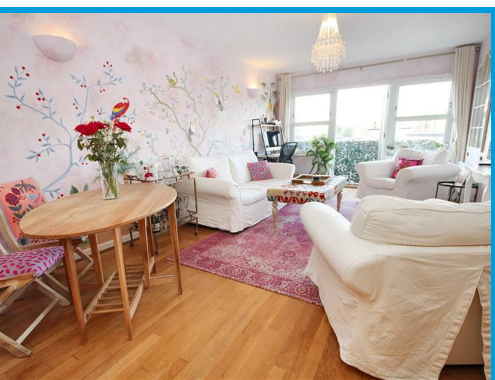




Sydenham Road, Guildford, GU1 3SF

£2,250 PCM

An absolutely stunning two double bedroom apartment presented to a high specification throughout and located in the heart of Guildford town centre, with a secure underground parking space.



Description

Having been tastefully and creatively refurbished throughout, this stunning two double bedroom apartment is presented in beautiful order throughout.

The apartment is accessed through secure phone entry system, or by lift from the underground car park and is positioned at the rear of the building, overlooking town centre rooftops. The entrance hall provides access to each of the rooms which include a lounge, an open plan kitchen with integrated appliances, a large master bedroom with dressing area and built in wardrobes, an en suite double shower, a further double bedroom and an exquisite bathroom with separate shower cubicle. There is also a balcony off the lounge which provides a tranquil area to sit and overlook the town centre rooftops.

The property further features secure underground parking and is conveniently located only moments walk to Guildford High Street.



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		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

