

ESTATE AGENT



Fairlands Avenue, Fairlands, GU3 3NS

£1,500 PCM

This recently refurbished two double bedroom ground floor apartment is situated in a great location with easy access to the town centre of Guildford. The property also benefits from walking distance to local amenities.



Description

RECENTLY REFURBISHED THROUGHOUT This delightful ground floor apartment boasts two double bedrooms, a modern bathroom, a newly fitted kitchen and one large reception/ dining room, providing the perfect space for comfortable living.

Situated in a prime location, the property benefits from great bus links to the town centre of Guildford and Royal Surrey Hospital, making commuting a breeze. Additionally, the convenience of being within walking distance to local amenities ensures that everything you need is right at your doorstep.



Energy Efficiency Rating			Environme	ntal In
	Current	Potential		
Very energy efficient - lower running costs			Very environmentally friend	
(92 plus) 🗛			(92 plus) 🛝	
(81-91) B			(81-91)	B
(69-80)	67		(69-80)	C
(55-68) D			(55-68)	
(39-54)			(39-54)	
(21-38)			(21-38)	
(1-20)	6		(1-20)	
Not energy efficient - higher running costs			Not environment	ally friend!
England & Wales	EU Directive 2002/91/EC		England & V	





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