



Austen House, Station View Guildford, Surrey GU1 4AX

£1,550 PCM

****AVAILABLE NOW** **STUNNING DEVELOPMENT**** - Accessed by lift, this beautifully presented second floor one bedroom apartment offers light and airy accommodation throughout, moments from Guildford town centre and mainline station

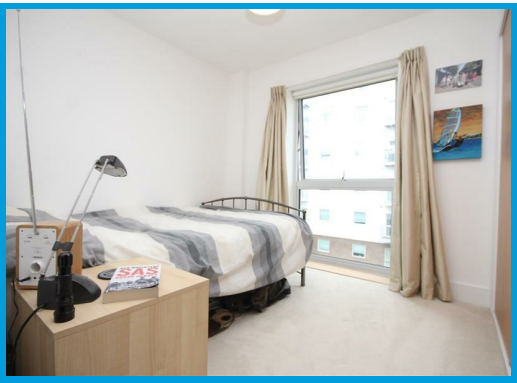


Description

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 and the accommodation comprises a hallway with access to the kitchen with integrated appliances, an open plan lounge with a private balcony overlooking the communal grounds, a large double bedroom benefiting from ample built in wardrobe and a bathroom with shower over bath.

The property is located moments from the mainline station and a short walk into Guildford Town centre.



| 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 | 84 | 84 |
| 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 | 91 | 91 |
| EU Directive 2002/91/EC | | |

