

# Orchard Mews, 78 Guildford Road, Lightwater, GU18 5RY

**£900 PCM**



\*\*\*SINGLE OCCUPANCY ONLY\*\*\*

Nestled on Guildford Road in the charming village of Lightwater, this one bedroom ground floor maisonette benefits from being close to the local shops, providing easy access to everyday essentials. Additionally, the property is conveniently situated near the M3, making it an ideal base for commuters. It consists of one double bedrooms, sitting room, kitchen and bathroom. Outside there is parking for residents as well.

Unfurnished and available 19th December 2025

Council tax band: C

EPC rating: C

Minimum tenancy length - 12 months with a 6 month break clause

Deposit = 5 weeks rent - £1,038

First Months rent - £900

Holding deposit - £207 (will be deducted from the first months rent upon move in)



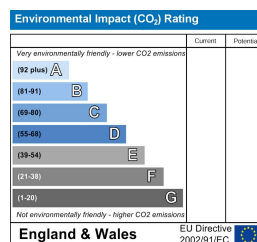
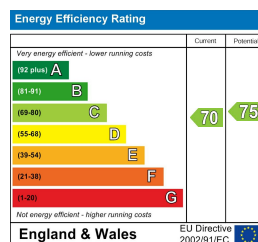
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TOTAL APPROX. FLOOR AREA 419 SQ.FT. (38.9 SQ.M.)

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