



£1,050 pcm

York Road | Guildford

CENTRAL TOWN LOCATION* *COMMUNAL GARDEN* *DUE TO UNDERGO REDECORATION

Cobbles bring to the market this larger than average one bedroom ground floor flat.

The property comprises of a large lounge area, spacious kitchen diner, bathroom and finally the larger than average double bedroom.

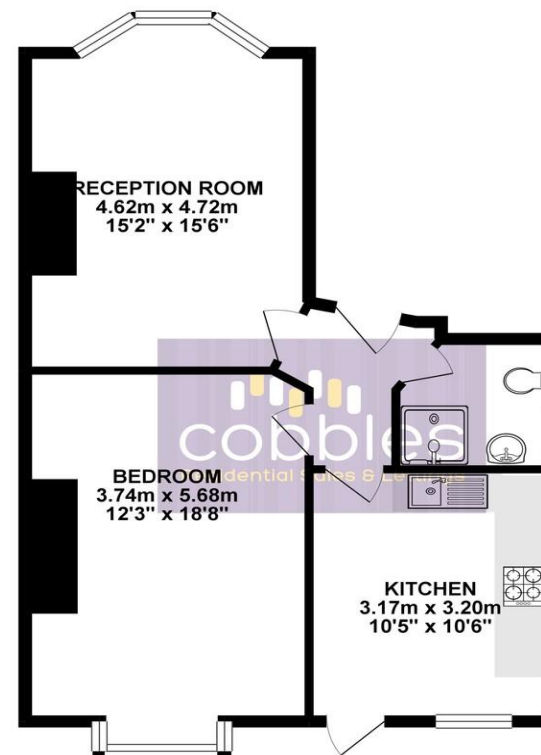
Other benefits include shared access to a lovely lawned communal garden and a parking space available for hire. York Road is located within walking distance, of Guildford Town Centre and mainline stations to London Waterloo.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		64	77
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	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			
		63	81
England, Scotland & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Héroplex 600119

- Large One Bedroom Property
- Spacious Lounge Area
- Modern Shower Room
- Fitted Kitchen
- Parking
- EPC Rating D