



Asking Price Of

**£124,995**

## York Road | Guildford

**Leasehold**

**\*INVESTMENT OPPORTUNITY\***

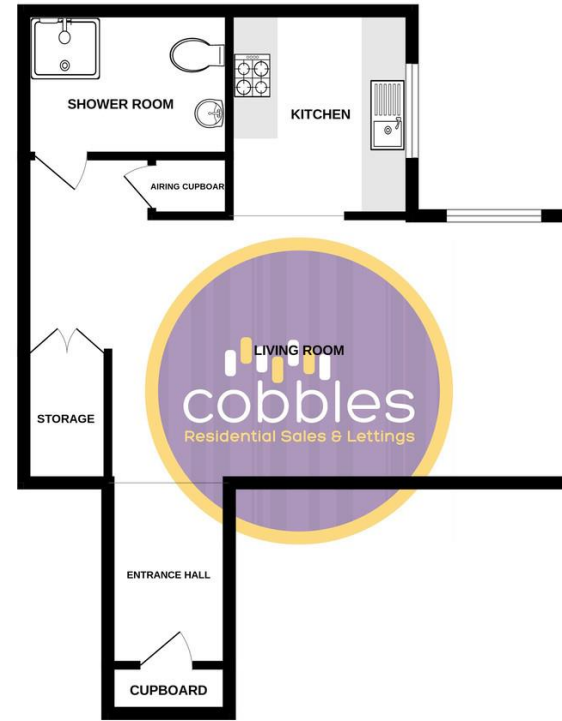
Located in the highly desirable York Road this studio is ideal for investors. The property consists of an entrance hall leading directly to the open spaced lounge/ bedroom which the current tenant has utilised to combine a desk to allow the ability to work from home.

York road is located within the heart of Guildford and has had a good history of rental returns, including this fantastic studio. Further benefits of the property is the ability for road parking with permit obtainable from the council.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA - 514 sq.ft. (47.7 sq.m.) approx.  
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.  
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- Studio Apartment
- Ground Floor
- Town Centre Location
- Prime Investment Opportunity
- Modern Bathroom
- EPC Rating - TBC