



£1,425 pcm

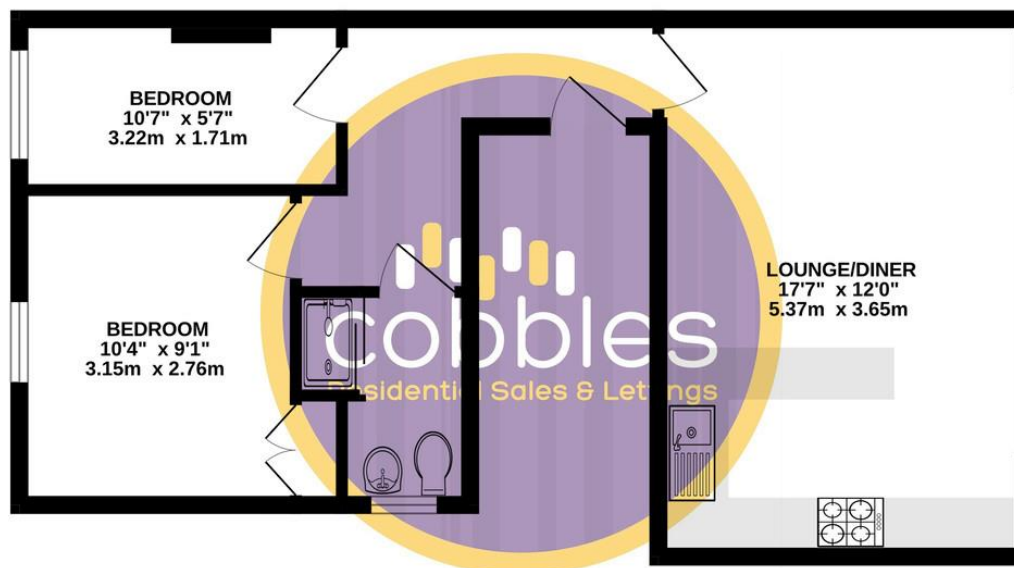
York Road | Guildford

Offered with immediate availability, this two bedroom flat situated on the ever popular York Road in Guildford Town Centre. The location is across the road from London Road station and a short walk from Guildford Mainline station, which offers direct routes to London in 35 Minutes. Guildford offers an array of shopping facilities and restaurants.

As you enter the flat, heading right immediately you have the heart of the home with the lounge and kitchen. A bright large room that works very well for entertaining as well as relaxing and takes advantage of splitting the living quarters to the other side of the flat.



GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



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			
		67	72
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	68
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL FLOOR AREA : 466 sq.ft. (43.3 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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- Available Immediately
- Two Bedrooms
- Town Centre Location
- Minutes walk to train station
- Council Tax Band - C
- EPC Rating - C