

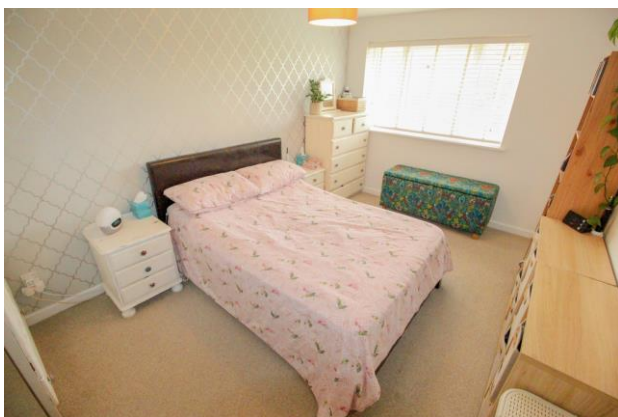


£1,300 pcm

Peak Road | Guildford

Nestled peacefully within a quiet cul-de-sac, this first floor 2 bedroom maisonette is within walking distance of local amenities and transport links.

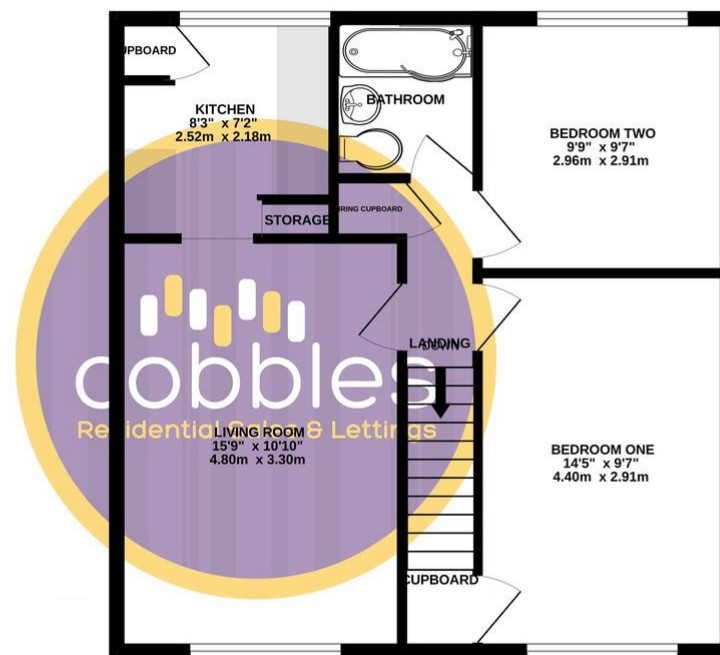
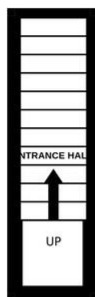
The property comprises of a private entrance hall, storage cupboard, spacious living area (which is large enough to be used as a lounge/diner), fitted modern designer kitchen, a brand new bathroom with p-shaped bath and a wall mounted shower unit.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
33 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR
564 sq.ft. (52.4 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.2 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.

- Designer Fitted Kitchen
- Private Residential Parking
- Council Tax Band - C
- Modern Bathroom
- Communal Garden
- EPC Rating - C