



**£1,275 pcm**

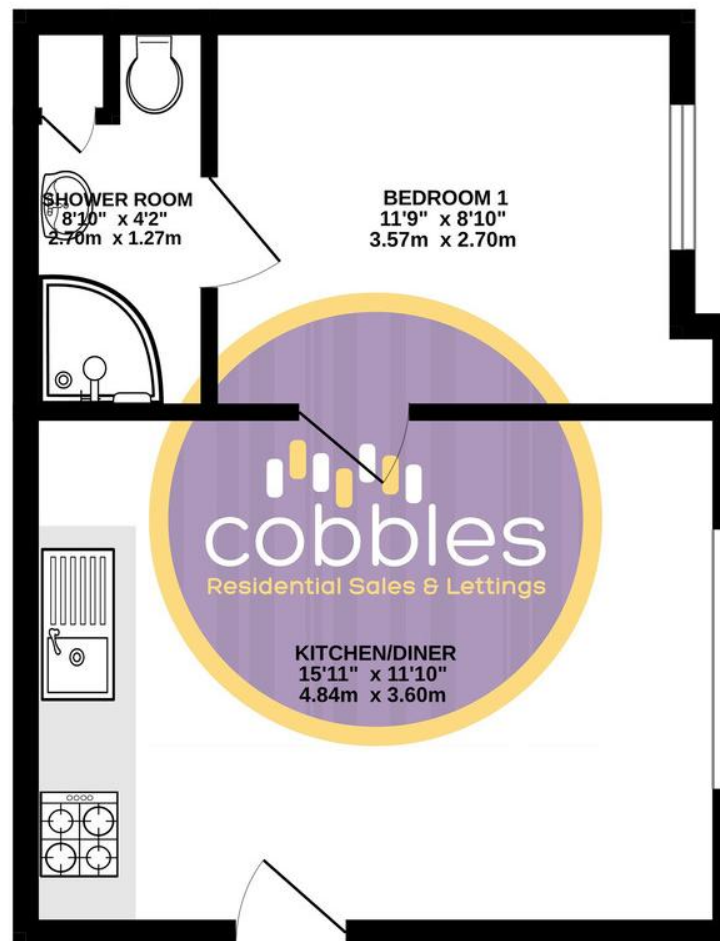
**Cobbett Road | Guildford**

**\*PRIVATE GARDEN\* \*ALLOCATED PARKING\***

Cobbles is delighted to bring to the market this charming and stylish one-bedroom leasehold home, perfectly situated on Cobbett Road. Its exceptional location offers convenience, with easy access to the A3, and is within walking distance of Guildford Town Centre, the University of Surrey, excellent schools, Royal Surrey County Hospital, and Surrey Sports Park.



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



- One Bedroom Apartment
- Modern Throughout
- Council Tax Band Band - B
- Private Rear Garden
- Bright and Airy Lounge
- EPC Rating - B