



**£1,550 pcm**

**Southway | Guildford**

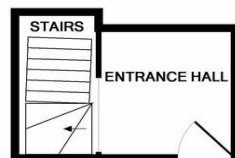
A spacious three bedroom Maisonette with accommodation across 2 floors. Set in a fantastic location of Guildford the property is within easy access to the Guildford Mainline station, which offers direct routes to London Waterloo in 35 minutes and is very close to A3 Access both North and South Bound. The property has local amenities close by and is walking distance to the Royal Surrey Hospital and Research Park.

The property is split across three levels, on the ground floor you have entrance with storage area and stairs, the first floor comprises of two bedrooms a good sized living room and a kitchen with fitted appliances. The third floor is a converted attic room which is a good sized double bedroom with an en-suite.

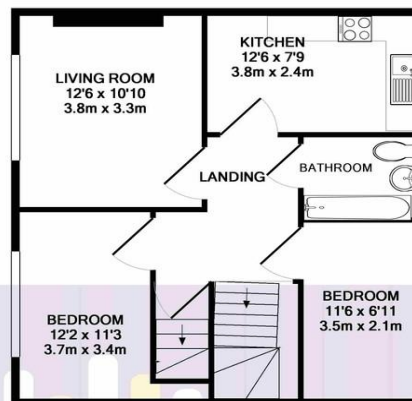


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	77
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-108)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		72	77
		EU Directive 2002/91/EC	



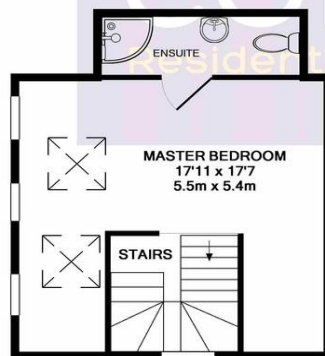
GROUND FLOOR  
APPROX. FLOOR  
AREA 108 SQ.FT.  
(10.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 568 SQ.FT.  
(52.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 1039 SQ.FT. (96.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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2ND FLOOR  
APPROX. FLOOR  
AREA 362 SQ.FT.  
(33.7 SQ.M.)

- 3 Bedrooms
- Private Garden
- Off Street Parking
- No Students
- Close to Hospital
- EPC Rating C