



Warwicks Bench, Guildford Surrey, GU1 3SZ

£1,200 PCM

Positioned in a fantastic, sought after town centre location, this beautiful studio apartment has been recently refurbished to a high standard throughout.



Description

Positioned in a fantastic, sought after town centre location, this beautiful studio apartment has been recently completely refurbished to a high standard throughout.

The property is accessed via video phone entry through a well maintained communal hallway and comprises an entrance hall leading to a good size living area/ bedroom, a brand new high specification kitchen with built in appliances with breakfast bar and a modern shower room.

The property has under floor heating which also includes a heat retention ventilation system to help ensure the property is energy efficient.

The apartment further features allocated off street parking with Guildford High Street and the River Wey only moments away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B	65	68
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B	68	70
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC