



170A Epsom Road Guildford, GU1 2RP **£1,450 PCM Unfurnished**

We are pleased to offer this refurbished spacious first floor flat in Merrow. The accommodation comprises: private front door with stairs to the first floor; lovely size living room; two double bedrooms; well equipped kitchen with appliances; shower room; gas central heating; double glazing; out of business hours off street parking (no parking between 8am and 6pm Monday to Friday). The flat is located a stone's throw from Guildford Golf Club and Merrow Downs and just a short distance of Merrow village with its local shops and amenities. Guildford is just a short bus or car journey away with its excellent shopping, recreational facilities and mainline station (London Waterloo). Guildford Borough Council Band B. EPC rating E/39. Sorry, no pets.



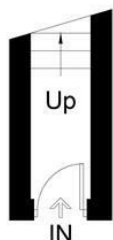
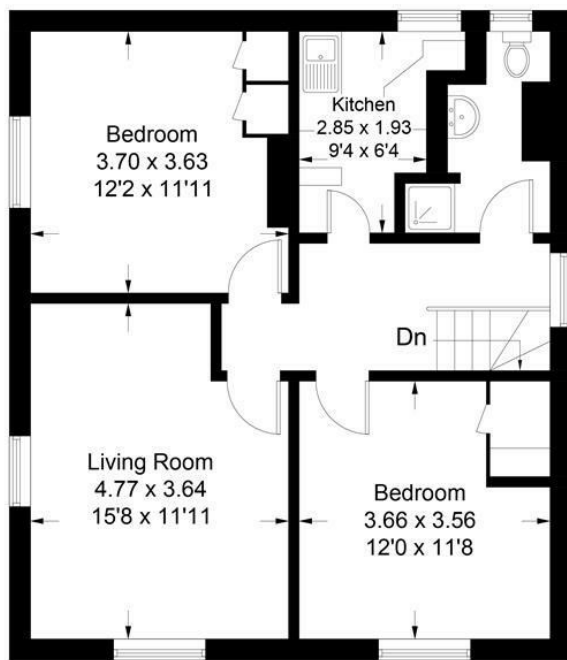
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Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ

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Scan the QR code for the
Material Information

Wills & Smerdon

Approximate Gross Internal Area = 65.4 sq m / 704 sq ft



Ground Floor

First Floor



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID379202)

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



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