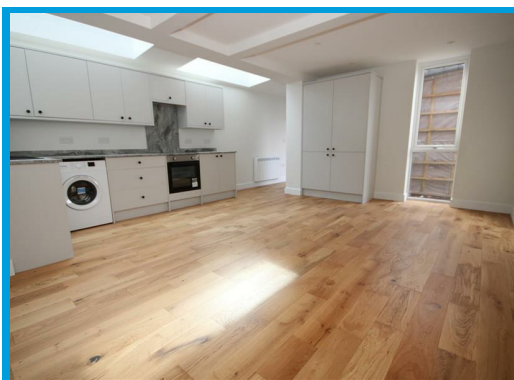




Worplesdon Road, Guildford, GU2 9XA

£1,375 PCM

**\*\*BRAND NEW\*\*** A stunning one bedroom apartment positioned in a highly convenient location offering easy access to Guildford town centre, Guildford Business Park and Royal Surrey Hospital.



# Description

A stunning, brand new one bedroom apartment positioned within easy access to Guildford town centre and moments from local amenities and main bus routes.

The property has its own private entrance and boasts an entrance hall with airing cupboard, a high specification kitchen with appliances, an open plan living area, bedroom and modern shower room.

There are local shops, restaurants and take aways close by and Guildford Business Park is within a very short distance. Guildford town centre and station can be easily accessed by the excellent bus route that runs past the property.



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

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

