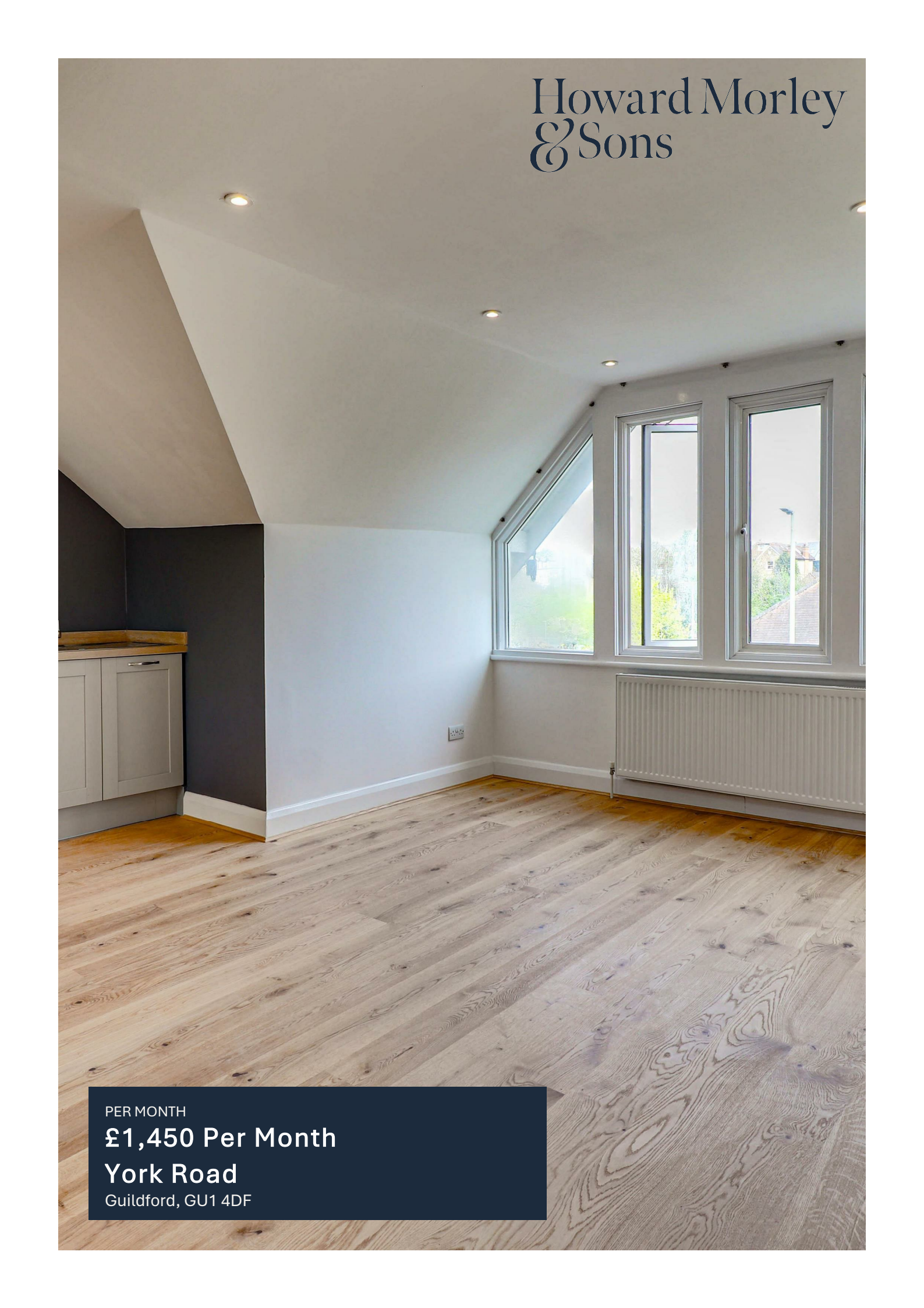


A photograph of a modern, empty room with a vaulted ceiling. The room features light-colored wood flooring, white walls, and a white baseboard. On the left, there is a dark grey wall and a light grey cabinet with a wooden countertop. On the right, there are three large windows with white frames, providing a view of the outdoors. The ceiling is white and has several recessed lights. The overall atmosphere is bright and clean.

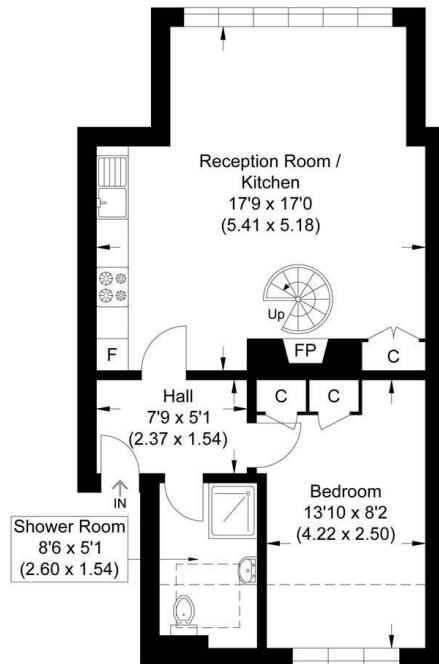
Howard Morley
& Sons

PER MONTH

£1,450 Per Month

York Road

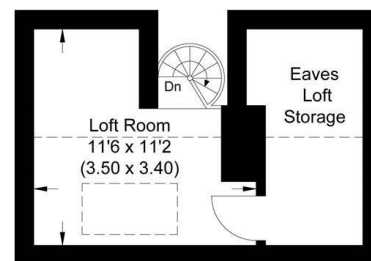
Guildford, GU1 4DF



Ground Floor

Approximate Gross Internal Area
60.69 sq m / 653.26 sq ft

 = Restricted Head Height
Max Roof Height at apex is 1.7m



Loft Floor

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	61	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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