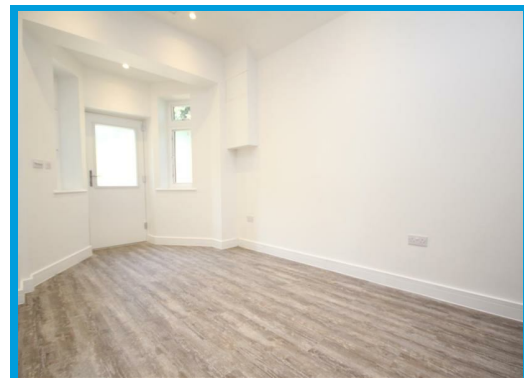




Mathon Lodge, Cross Lanes Guildford, Surrey GU1 1SY

£1,250 PCM

**\*\*COUNCIL TAX BAND A\*\*** Stunning, recently built apartment located in a popular quiet location within moments of Guildford town centre, London road train station and Stoke Park.



# Description

This stunning brand new studio apartment is located in a highly popular, quiet location within moments to Guildford town centre, Stoke Park and London Road train station.

The accommodation has been finished to a high specification and comprises a convenient L shaped lounge/ bedroom which helps separate living and sleeping areas, a modern high gloss kitchen with stone worktops and integrated appliances and a shower room with rain forest shower. There is also a large walk in wardrobe or laundry room. There very scenic nature in walking distance from property. Making it an idyllic place to live

The property is light and airy throughout and further features include under floor heating, loft storage and parking.

Council tax is band A!



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) 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 & Wales                             | 76      | 76        |
| 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) 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 & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

