



Lindfield Gardens, Guildford Surrey, GU1 1TP

£1,850 PCM

Located within a popular residential cul-de-sac within easy access to Guildford town centre, this exceptionally spacious two double bedroom apartment is presented in an excellent order throughout.



# Description

Located within a popular residential cul-de-sac within easy access to Guildford town centre is this exceptionally spacious two double bedroom apartment presented in an excellent order throughout. Having been recently completely refurbished throughout, the property comprises an entrance hall leading to a spacious, good size lounge with a balcony overlooking the pretty communal gardens, two large double bedrooms with built in wardrobes, a modern kitchen/ breakfast room with appliances and a recently fitted bathroom, The property further features a garage, pretty communal gardens and is in an ideal location opposite Stoke Park and within easy access London Road station and both North & South bound A3 access.



| 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                                   |         |           |
| 1-10 G                                      |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 74      | 79        |
| 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                                                       |         |           |
| 1-10 G                                                          |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 | 71      | 77        |
| EU Directive 2002/91/EC                                         |         |           |

