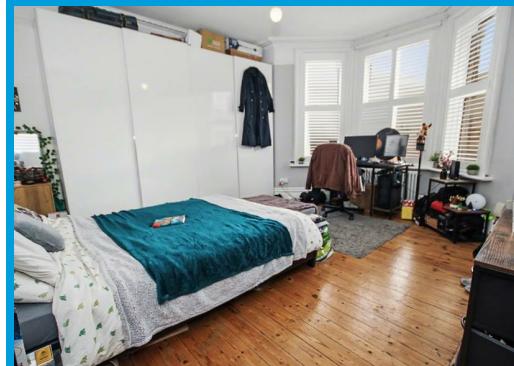
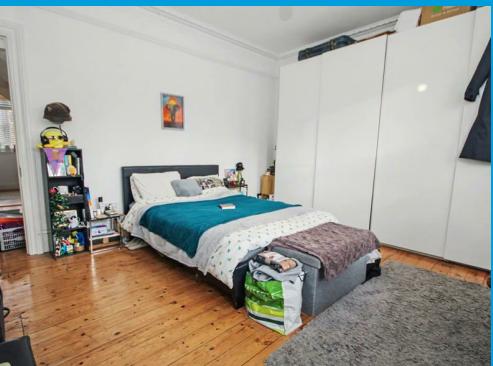




York Road, Guildford, GU1 4DN

£1,725 PCM

Ground floor two-bedroom flat with its own private entrance and private parking, a rare benefit for this central location. Bright and airy throughout, offering two good-sized bedrooms, a modern kitchen and bathroom, a separate spacious living room, and within walking distance of the town centre and train station.



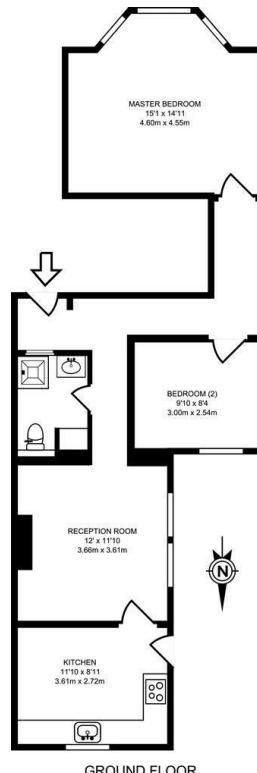
Description

A well-presented ground floor, two-bedroom flat benefiting from its own private entrance and private parking, a rare feature for this central location.

The accommodation is bright and airy throughout and comprises two well-proportioned bedrooms, a modern fitted kitchen, and a contemporary bathroom. The property also offers a separate, spacious living room, ideal for both relaxing and entertaining.

Conveniently located within walking distance of the town centre and train station, the flat is ideally suited to professionals or commuters looking for a practical and comfortable home.

Early viewing is advised to appreciate the space, location, and the rare benefit of private parking.



704 SQ FT/65.48 SQ M



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

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

