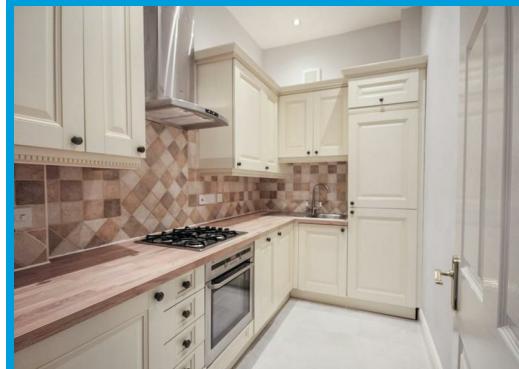




Hunter Road, Guildford, Surrey GU1 3LH

£1,900 PCM

**\*\*GARDEN FLAT\*\*-** A two bedroom garden flat located in the heart of Guildford town centre offering spacious and well presented accommodation throughout with a modern kitchen and bathrooms. The property also benefits from allocated parking and a garage.



## Description

Located within moments walk of Guildford High Street, this beautifully presented two bedroom apartment offers spacious accommodation throughout with its own private garden.

The property is accessed through secure phone entry system and the accommodation comprises an entrance hall leading to a large lounge with bay window and feature fireplace, a modern kitchen with integrated appliances, a family bathroom with shower, a master bedroom with built in wardrobes and en-suite shower room and a further bedroom.

The property further features a private garden, ample built in storage and boasts high ceilings and character features throughout. The property also has allocated parking and a garage.



Energy Efficiency Rating	
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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
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

