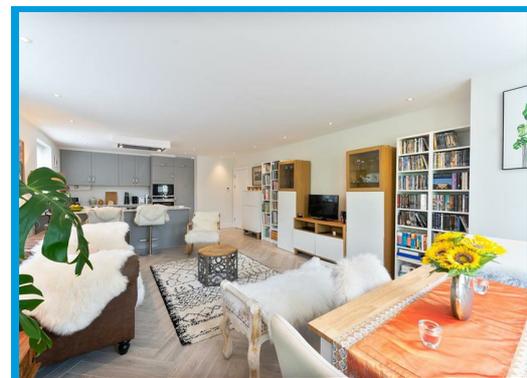
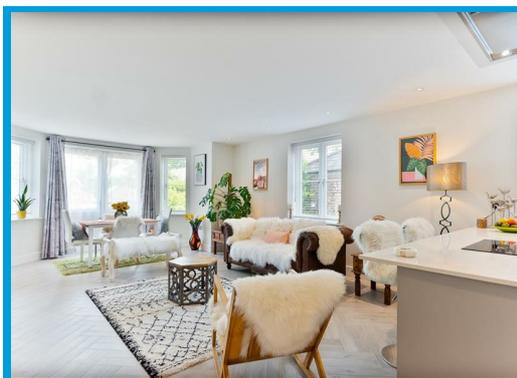




80 Epsom Road, Guildford, GU1 2WL

£2,150 PCM

**\*\*STUNNING APARTMENT\*\*** A recently built two bedroom, two bathroom ground floor apartment with private terrace, allocated off-street parking located just moments from Guildford High Street.



# Description

Set within beautifully landscaped gardens this stunning development offers open plan living at its finest, a designer kitchen with stone worktops and integrated appliances will set the tone of the room, opening out into an impeccably designed living area ideal for entertaining or simply enjoying every day living.

This stunning apartment has the benefit of double it's own private outside space, two double bedrooms with generously sized fitted wardrobes to the master, an en suite shower room as well as a family bathroom are just some of the luxuries buyers will enjoy.

Further benefits include allocated parking spaces and bike store.



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		81	81
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			

