



**JAMES  
ANDERSON**




## TO LET

Welland House, Guildford, GU1

## £2,250 Per Month

Per Month

A stunning two double bedroom apartment with a private balcony situated in a beautifully designed development in central Guildford. The generous open plan kitchen and reception area provides the perfect environment in which to relax and entertain, with integrated dishwasher and microwave. There are two spacious bedrooms with built-in wardrobes, one of which has a modern en-suite bathroom, and a second family bathroom. Further benefits include underfloor heating, allocated parking and lift access. Guildford has excellent commuter links and connections, due to its location between London and Portsmouth. Being adjacent to the A3 ensures ready access to the M25 and beyond, for a smooth commute or day trip; with two nearby rail stations as well.

 Two Double Bedrooms

 Two Bathrooms

 Unfurnished

 Open Plan Kitchen

 EPC B | Council Tax Band E | Holding Deposit £519.23

 London Road Train Station

 Weyfield Primary School

 Central Guildford

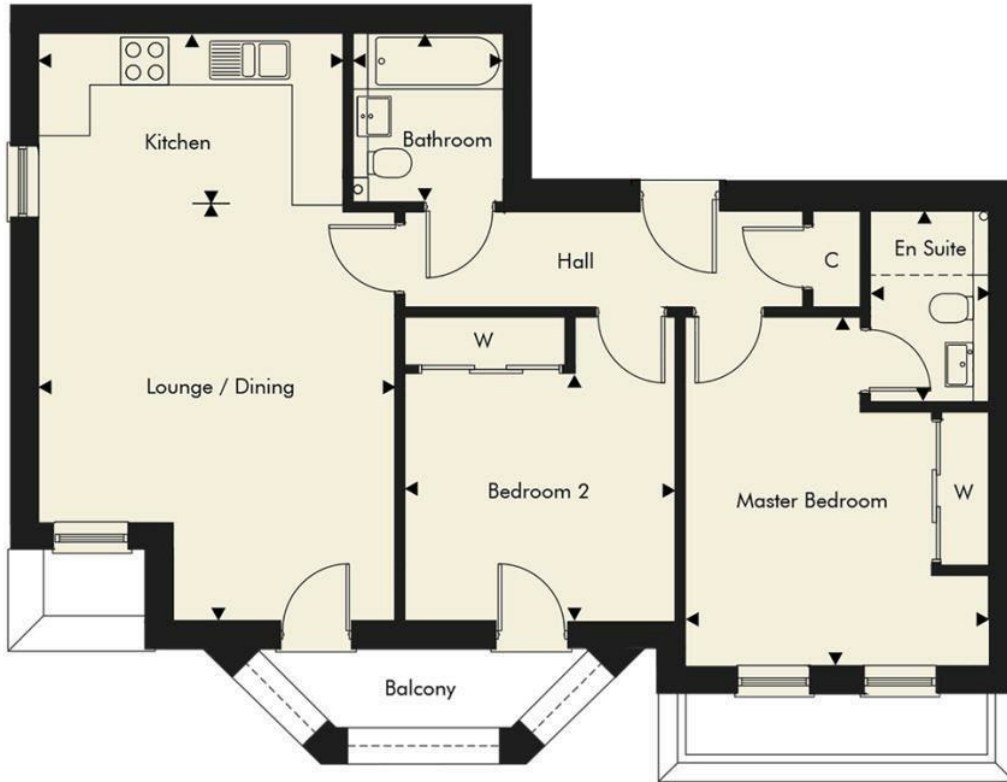
 Allocated Parking/Balcony

 Deposit £2596.15 | Minimum Term 12 Months



OPEN 7 DAYS A WEEK • Weekdays until 9pm • Weekends until 5pm

0208 876 6611



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>		<b>88</b>	<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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