



**JAMES
ANDERSON**



TO LET

Welland House, Guildford, GU1

£1,750 Per Month

Per Month

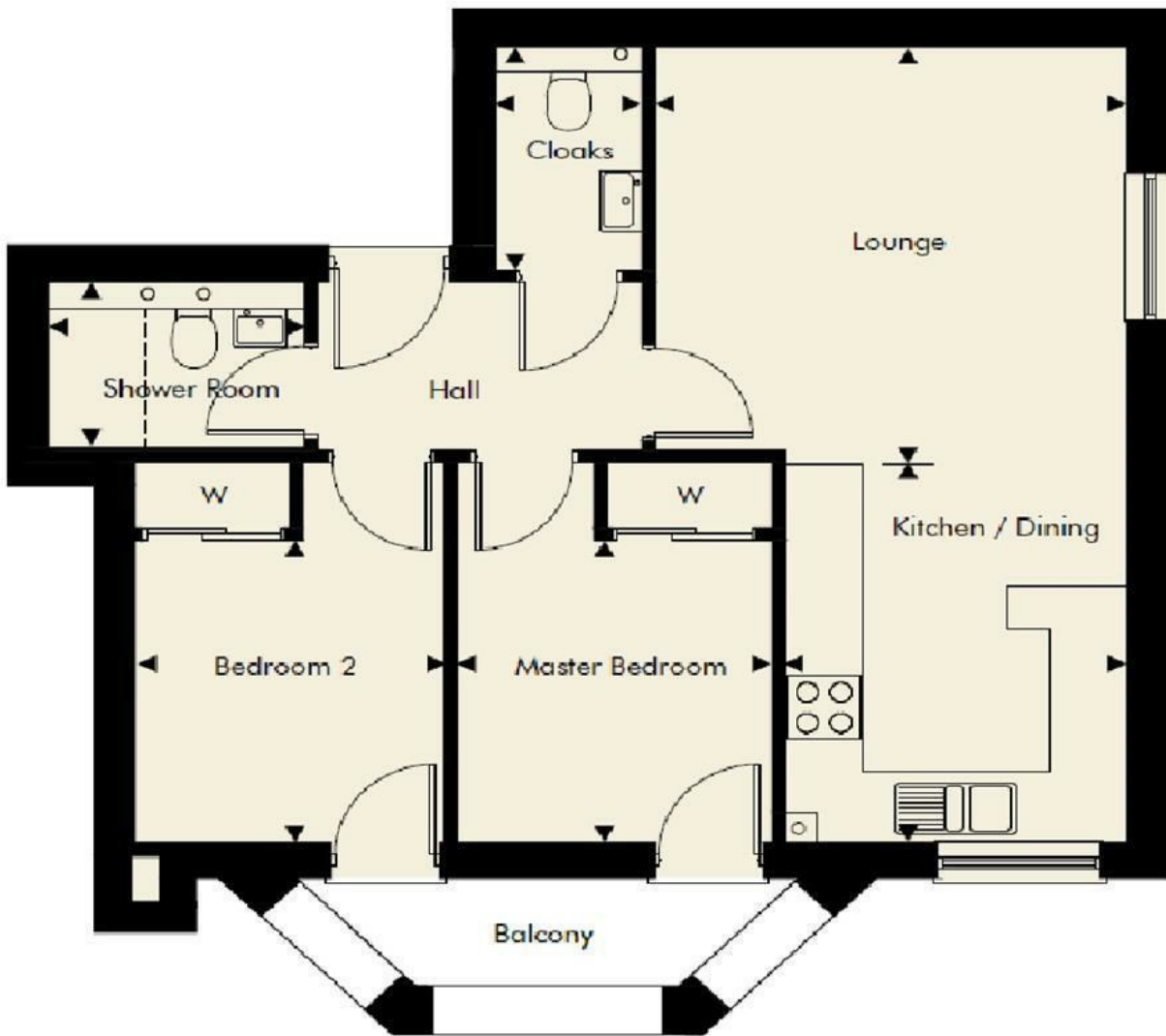
An exceptional two bedroom apartment with a BALCONY and off-street PARKING, situated in a newly-built and beautifully designed development in central Guildford. The generous open-plan kitchen and reception area provides the perfect environment in which to relax and entertain. Both double bedrooms have built-in wardrobes and access onto the private balcony. The property benefits from a modern shower room, and a second separate WC. Guildford has long been known for its 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.

-  Two Double Bedrooms
-  One Shower Room | Separate WC
-  Unfurnished
-  Open Plan Kitchen Living
-  EPC B | Council Tax C | Deposit £2019.23
-  London Road Train Station
-  Weyfield Primary School
-  Off Street Parking
-  Underfloor Heating Throughout
-  Holding Deposit £403.84 | Minimum Term 12 Months



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

0208 876 6611



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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