



**JAMES  
ANDERSON**








# TO LET






Welland House, Guildford, GU1

# £1,750 Per Month

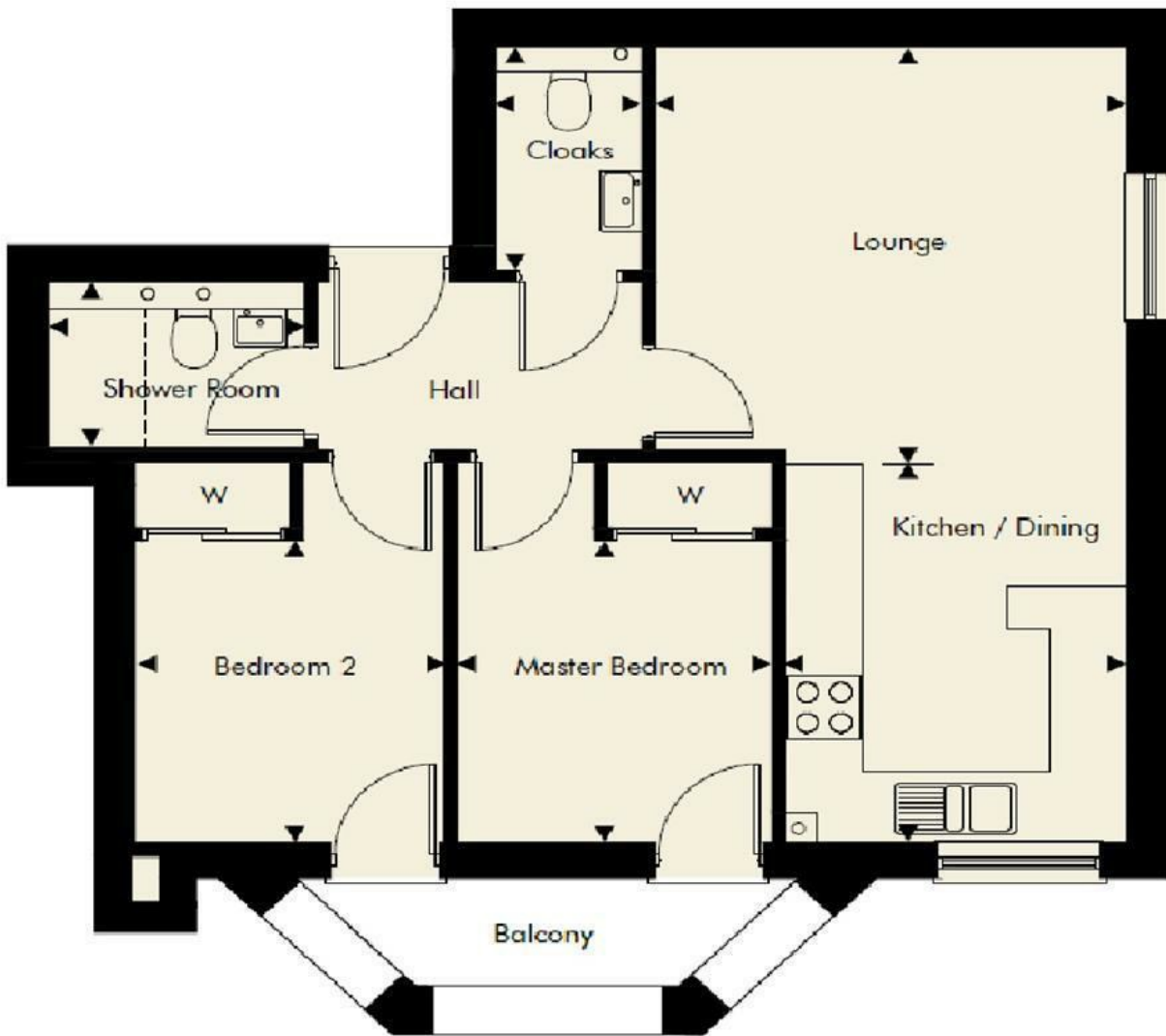
Per Month

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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>			
(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>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

