



**JAMES
ANDERSON**



TO LET

Welland House, Guildford, GU1

£2,000 Per Month

Per Month

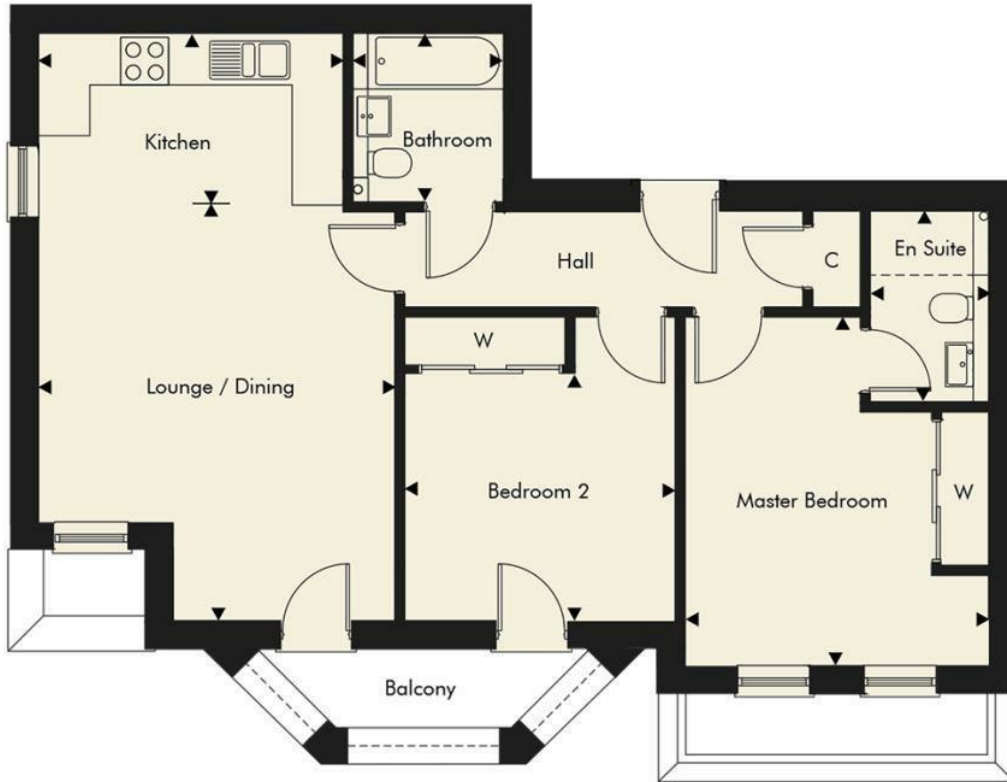
A stunning two double bedroom apartment with a private balcony situated in a beautifully designed development in central Guildford. The generous open plan kitchen and reception area provides the perfect environment in which to relax and entertain, with integrated dishwasher and microwave. There are two 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 C/Holding Deposit £450
-  London Road Train Station
-  Weyfield Primary School
-  Central Guildford
-  Allocated Parking/Balcony
-  Deposit £2250/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>		
England & Wales	EU Directive 2002/91/EC 