



**JAMES
ANDERSON**



TO LET










Albury Road, Guildford, GU1

£2,100 Per Month

Per Month

An exceptional two bedroom apartment with a private balcony in a newly built and beautifully designed development in central Guildford. The generous, well designed, open plan kitchen and reception area provides the perfect environment in which to relax and entertain. The spacious main bedroom benefits from built in wardrobes and ensuite. There is a further double bedroom and a generous sized bathroom.

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 as well.

-  Two Bedrooms
-  Two Bathrooms
-  Unfurnished
-  Newly Built Apartment
-  EPC B/Council Tax C/Holding Deposit £484
-  London Road Train Station
-  Weyfield Primary School
-  Off Street Parking
-  Modern Construction
-  Minimum Term 18 Months/Deposit £2423.07



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		
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