



Austen House, Station View Guildford, GU1 4AR

£1,900 PCM

Third floor two double bedroom apartment offering light and airy accommodation throughout, moments from Guildford town centre and mainline station with secure underground parking.

- Stunning modern apartment
- Open-plan contemporary kitchen
- Private balcony
- Two double bedrooms
- En-suite to master bedroom
- Modern bathroom with shower over bath
- Bright and airy
- Underground parking
- Walking distance to Guildford town centre
- Moments from mainline station



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87		
<p>Best Energy Efficient - Lower Energy Costs</p> <p>95-100 A</p> <p>85-94 B</p> <p>75-84 C</p> <p>65-74 D</p> <p>55-64 E</p> <p>45-54 F</p> <p>35-44 G</p> <p>Below 35 - Not Rated</p>		<p>Best Environmental Impact - Lower CO₂ Emissions</p> <p>100-105 A</p> <p>95-99 B</p> <p>90-94 C</p> <p>85-89 D</p> <p>80-84 E</p> <p>75-79 F</p> <p>70-74 G</p> <p>Below 70 - Not Rated</p>	
<p>For Energy Efficient - Higher Energy Costs</p> <p>England & Wales EU Directive 2002/91/EC</p>		<p>For Environmental Impact - Higher CO₂ Emissions</p> <p>England & Wales EU Directive 2002/91/EC</p>	